Warranty Deed

Karen Johnson Davidson County
Batch# 241148 DEEDWARR
06/10/2019 03:28:38 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20190610-0055615

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of June, 2019.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amanda Brooke Iverson	Atlantic Union Bank	05309001800
1329 Cheyenne Boulevard	1800 Robert Fulton Drive #350	
Madison, TN 37115	Reston, VA 20191	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TEAM 9 REAL ESTATE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMANDA BROOKE IVERSON, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Sequoia Valley, Section II of record in Plat Book 3700, Page 114, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wilfred L. Stockmeyer and wife Gladys Stockmeyer by Warranty deed from Vernon R. Stevenson and wife, Dorris Ann Stevenson of record in Book 4312, page 649, Register's Office for Davidson County, Tennessee, dated February 18, 1969 and recorded on February 25, 1969.

Gladys O. Stockmeyer died September 22, 2005 having been predeceased by Wilfred L. Stockmeyer. She was survived by one child, Dan Louis Stockmeyer according to Affidavits of Heirship recorded at Instrument Nos. 20150727-0073704, 20180801-0074941 and 20180801-0074942.

Being the same property conveyed to Shela R. Curtis by Quitclaim deed from Dan Louis Stockmeyer of record in Instrument No. 20170718-0071927 Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on July 18, 2017.

Being the same property conveyed to Team 9 Real Estate Solutions, LLC by Warranty deed from Shela R. Curtis and husband Charles M. Curtis of record in Instrument No. 20180801-007443 Register's Office for Davidson County, Tennessee, dated July 30, 2018 and recorded on August 1, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1329 Cheyenne Boulevard Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of June, 2019.

Team 9 Real Estate Solutions, LLC

Kenneth D. Davis, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kenneth D. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be an Authorized Member of Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of June, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021