When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans: T20140067349 DEEDWARR
Recvd: 09/10/14 10:32 2 pgs
Fees: 13.00 Taxes: 851.00
20140910-0082816

WARRANTY DEED

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Rachelle Cavedish
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of September, 2014.

Hutch Henderson
Notary Public

MY COMMISSION EXPIRES: 4/17/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brett A. Kmiec	Churchill Mortgage Corporation	098060A02600CO
(NAME)	(NAME)	
1552 Goldfinch Circle	761 Old Hickory Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Leila Anne Nolan n/k/a Leila Anne Zupkus Harris**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brett A. Kmiec and Kimberly M. Kmiec, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 21, on the Final Plat of Bridgewater, Phase 1, Section "A", as shown on plat of record in Instrument No. 20051104-0133897, and corrected by surveyor's Certificate of Correction in Instrument No. 20060608-0067981, said Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Anthony N. Nolan, III and Leila Anne Zupkus, as joint tenants with right of survivorship by Special Warranty Deed dated 08/24/2006 from Newmark Homes, L.P., a Texas Limited Partnership of record in Instrument 200608290106490, Register's Office for Davidson County, Tennessee. . Further being the same property conveyed to Anthony N. Nolan, III and Leila Anne Nolan, husband and wife, as joint tenants with right of survivorship and not as tenants in common by Quit Claim Deed dated 08/05/2010 from Anthony N. Nolan, III and Leila Anne Nolan, formerly known as Leila Anne Zupkus, husband and wife, who acquired title as single individuals, as joint tenants with right of survivorship of record in Instrument 201008300068212, Register's Office for Davidson County, Tennessee.

Anthony N. Nolan, having since died on October 20, 2012, leaving Leila Anne Nolan as sole tenancy.

Subject to All matters as set forth per Instrument 200511040133897, Instrument 200606080067981; Master Deed and By-Laws filed for record in Instrument 200510240128043, and amended by Instrument 200510240128043; Declaration of Taking of record in Book 1291, Page 99; Stormwater Detention Agreement of record in Instrument 200502220019150; Final Decree of record in Book 1318, Page 28; Charter of record in Instrument 200602230021110 and Quitclaim Deed to the Homeowner's Association of record in Instrument 200911100103837, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1552 Goldfinch Circle, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 5th day of September, 2014.

Leila Anne Zupkus Harris

State of FLORIDA
County of DALTON

Personally appeared before me Leila Anne Zupkus Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of September, 2014.

Notary Public
My Commission Expires:

JOY ANN GOODMAN
Notary Public - State of Florida
My Comm. Expires Jan 27, 2018
Commission # FF 086806

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122