Return To: 150311A
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150061157 DEEDWARR
Recvd: 07/27/15 09:27 2 pgs
Fees: 13.00 Taxes: 534.65
20150727-0073347

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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
Katherine Childress	Community Mortgage, LLC dba Community Mortgage Advisors, LLC	075120F03400CO
(NAME)	(NAME)	
735 Tulip Grove Road, Apartment 222	19045 E Valley View Pkwy, Ste F	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Independence, MO 64055	
(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, I, **Mark Florent Pilote, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Katherine Childress, unmarried**, hereinafter called the GRANTEE(S), her 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 34 AKA Unit 222, Tulip Cove Townhomes, as shown on Plat of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark Florent Pilote, an unmarried individual by Special Warranty Deed dated 12/26/2007 from Marquis Homes, LLC., a limited liability company of record in Instrument 20080102000257, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Real Property Taxes for the year 2015 and subsequent years, a lien not yet due and payable; (2) All matters as set forth per Instrument 20050517-0055768; (3) Declaration of Covenants, Conditions and Restrictions for Tulip Cove Homeowners Association, Inc. of record in Instrument 20050525-0059119, as amended of record in Instrument 20080103-0000699, as amended of record in Instrument 20120521- 0043906; (4) Warranty Deed Easement of record in Book 4123, Page 640; (5) Utility Codes Letter for Detached Structure of record in Book 10413, Page 841, said Register's Office; (6) County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

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 735 Tulip Grove Road, Apartment 222, 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), her 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), her 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 23rd day of July, 2015.

Mark Florent Pilote

State of Tennessee
County of Wilson .

Personally appeared before me Mark Florent Pilote, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of July, 2015.

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public Marilyn C Newman
My Commission Expires: 8-14-17

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