WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/24/16 09:47 3 pgs
Fees:18.00 Taxes:703.37
20160524-0051852

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 4/10/2018 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katie Cardinal	SWBC Mortgage Corporation	120-09-0-172.00
(NAME)	(NAME)	
720 Glenn Court	9311 San Pedro Ave, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	San Antonio, TX 78216	
(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, **Ann Kreinar, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Katie Cardinal, an unmarried person**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land lying and being located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being Lot No. 5, on the Plan of The Glenn, of record in Plat Book 6900, Page 138, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert A. Kreinar, Married by Deed from SCW Construction Co, Inc., dated January 4, 1990, recorded in Book 8023, Page 30, in the Register's Office for Davidson County, Tennessee. Robert A. Kreinar died on or about June 16, 2012, thereby leaving Ann Kreinar as the surviving tenant by the entirety.

This conveyance is subject to: (1) All matters as set forth per plat in Book 6900, Page 138; (2) Restrictive Covenants of record in Book 7948, Page 81; (3) Amended Restrictive Covenants of record in Book 8073, Page 359, in the Register's Office for Davidson County, Tennessee.

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 720 Glenn Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-31541
SMG TN Warranty Deed

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), 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), 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 19 day of May 2016.

Ann Kreinar

Ann Kreinar

State of ~~Tennessee~~ FL
County of Sarasota

Personally appeared before me Ann Kreinar, 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 19th day of May, 2016.

Dawn Fitzgerald

Notary Public ~~Chris Jackson~~
My Commission Expires:

DAWN M FITZGERALD
Notary Public - State of Florida
Commission # FF 947301
My Comm. Expires Feb 27, 2020
Bonded through National Notary Assn.

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018

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