Davidson County DEEDWARR
Recvd: 07/21/16 12:46 2 pgs
Fees:13.00 Taxes:466.20

20160721-0075212

Return to:

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

16324

17-1603-172165

STATE OF TENNESSEE
COUNTY OF DICKSON
The actual consideration or value, whichever is greater, for this transfer is $126,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2016.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Mobra Davis 1519 Sprucedale Drive Antioch TN 37013	PNC Bank N.A. P.O. Box 8800 Dayton, Oh. 45401	175-02-0-B-032.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kaitlin R. Gilfillan fka Kaitlin R. Thome, married,** hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **James Mobra Davis and Regina Lynn Davis*** and **Angella Kathleen Davis****, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: * Husband and wife ** unmarried

Land in Davidson County, Tennessee, being Unit No. 4701, on the Plan of Old Hickory Commons, Section 1, a Planned Unit Development, as shown on Exhibit "D" to the Master Deed of record in Instrument No. 20080317-0026338, as amended in Instrument No. 20101222-0101832, and Instrument No. 20130322-0028759, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kaitlin R. Thome, unmarried by deed from Ole South Properties, Inc., a Tennessee Corporation, dated June 16, 2011, recorded June 29, 2011, of record in Instrument No. 20110629-0049519, Register's Office for Davidson County, Tennessee.

Matthew Gilfillan, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

Kaitlin Gilfillan and Kaitlin R. Gilfillan are one in the same.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1519 Sprucedale Drive, Antioch, TN 37113.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and 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 15th day of July, 2016.

Kaitlin Gilfillan by Matthew Gilfillan — Matthew Gilfillan

Kaitlin R. Gilfillan By: Matthew Gilfillan
As attorney in fact
AS Attorney-in-Fact

Matthew Gilfillan

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Matthew Gilfillan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 15th day of July, 2016.

B M Lipp

Notary Public

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Matthew Gilfillan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Kaitlin R. Gilfillan** and that he is authorized by **Kaitlin R. Gilfillan** to execute this instrument on her behalf.

Witness my hand and official seal at Smyrna TN, this 15th day of July, 2016.

B M Lipp

Notary Public

My commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith
Commission Expires
4-24-2018