(1)

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 2-4-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yolanda Turner	Highlands Residential Mortgage, Ltd.	135120e02000co
(NAME)	(NAME)	
2438 Nashboro Blvd.	12001 N. Central Expressway, Ste. 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Allen J. Klibert,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Yolanda Turner, a single woman,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 220 on the Plan of Phase One, Nashboro Village Tract #21, of record in Book 4660, Page 159, as amended by Instrument No. 20031118-0168332, and as now included in the Horizontal Property Regime, Private Elements, Nashboro-Point, as recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Allen J. Kilbert and Brenda M. Kilbert, husband and wife, by deed of record in Instrument No. 20141028-0099291 , Register's Office for Davidson County, Tennessee. Brenda M. Kilbert having since died on August 17, 2015, leaving Allen J. Kilbert as surviving tenant by the entirety.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2438 Nashboro Blvd., Nashville, TN 37217
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

BILL GARRETT, Davidson County
Trans:T20160070037 DEEDWARR
Recvd: 08/12/16 10:28 2 pgs
Fees:13.00 Taxes:555.00
20160812-0084122

Witness my/our hands this 11th day of August, 2016.

Allen J. Klibert

State of Tennessee
County of ~~Davidson~~ Wilson

Personally appeared before me Allen J. Klibert, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of August, 2016.

KRISTIN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

Notary Public
My Commission Expires: _____

File No.: 11148