Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $289,000.00

Affiant

Subscribed and sworn to before me, this 25th day of April, 2017.

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeffery Gilmore	FirstBank	098-06-0-005.00
5601 Chestnutwood Trail	318 Seaboard Lane, Suite 205	
Hermitage, TN 37076	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Shore and Kathleen Shore,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jeffery Gilmore and Arlyn Gilmore,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 71, on the plan of Roxborough East, Phase II-B, of record in Plat Book 7900, Page 601, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David S. Shore and wife, Kathleen Shore, by Warranty Deed from Ted A. Kniazewycz and wife, Susannah Kniazewycz dated January 22, 1998 of record in Book 10770, Page 531, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ted A. Kniazewycz and wife, Susannah Kniazewycz by Warranty Deed from Frank Batson Homes, Inc. dated June 23, 1994 of record in Book 9388, Page 496, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 5601 Chestnutwood Trail, Hermitage, TN 37076

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20170035073 DEEDWARR
Recvd: 04/26/17 10:08 2 pgs
Fees:13.00 Taxes:1069.30
20170426-0040827

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 the 25th day of April, 2017.

David Shore

Kathleen Shore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David Shore and Kathleen Shore,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 25th day of April, 2017.

Notary Public

My Commission expires: 5/30/2017

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

FILE NO: 2017035119