WARRANTY DEED

File #17237

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Jillian C Gabel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2017.

Jessica Lascelle
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jillian C. Gabel	Primary Residential Mtg, Inc.	-161-06-0A-084.00-CO
(NAME) 1066 Ashmore Drive	(NAME) 1480 North 2200 West	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Tabitha Tanner, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jillian C. Gabel, single woman,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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 Unit 84 on the Plan of Oakhill Townhomes, Phase 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tabitha Tanner, an unmarried woman by deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20091120-0106922 Register's Office for Davidson County, Tennessee, dated November 13, 2009 and recorded on November 20, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 1066 Ashmore Drive, Nashville, TN 37211
(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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MT 16516

BILL GARRETT, Davidson County
Trans:T20170058127 DEEDWARR
Recvd: 07/07/17 12:42 2 pgs
Fees:13.00 Taxes:888.00
20170707-0068487

Witness my hand this 28th day of June, 2017.

Tabitha Tanner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Tabitha Tanner, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 28th day of June, 2017

My Commission Expires: 12-19-20

Notary Public

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027