THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170712634

BILL GARRETT, Davidson County
Trans:T20170071969 DEEDWARR
Recvd: 08/18/17 12:59 2 pgs
Fees:13.00 Taxes:873.20
20170818-0085149

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $236,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of August, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 12-1-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Thomas Scott Giles 414 BONNAWOOD DRIVE Hermitage TN 37076-1018	~~New Owner~~ Dovenmuehle Mtg 1 Corporate Dr #360 Indian Land IL 60047	Tax Parcel ID No. 074-12-019.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth F. Marrero and Susan K. Marrero, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Scott Giles**, a **married man as his sole and separate property** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of Land in Davidson County, Tennessee, described as follows: to-wit:

Being Lot No. 614 on the Plan of Hermitage Hills, Section 6, of record in Book 3300, Page 10 Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth F. Marrero and wife, Susan K. Marrero by Warranty Deed from John L. Hansen and wife, Catherine M. Hansen, recorded on the 9th day of June, 1999 in Deed Book 11519, Page 652, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HERMITAGE HILLS, SECTION 6, as recorded in Plat Book 3300, Page(s) 10.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 414 BONNAWOOD DRIVE Hermitage TN 37076-1018

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2017.

Kenneth F. Marrero

Susan K. Marrero

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kenneth F. Marrero and Susan K. Marrero, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2017.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

Notary Public