Return to. BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

WARRANTY DEED

File #2017101330

Bill Garrett Davidson County
Batch# 24785 DEEDWARR
11/13/2017 09:27:56 AM 2 pgs
Fees: $13.00 Taxes: $752.95

20171113-0115956

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,500.00

Coreen Newsome
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-23-2019
(AFFIX SEAL)

MISTY M THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 3-23-2019

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John N. Lovett 2nd	First Community Mortgage, Inc.	16213000200
(NAME)	(NAME)	
404 Cedarvalley Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(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/WE, **Gayle R. Kilts, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John N. Lovett 2nd,** a **single man**, 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 Lot No. 2, on the plan of Revised Section One Cedarwood Estates, as the same appears of record in Plat Book 4675, Page 62, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Gayle R. Kilts, a single person by deed from John O. Stoner, Jr. and wife, Shirley A. Stoner, dated 07/02/1986, of record in Book 6908, Page 929, said Register's Office.

This conveyance is subject to: Taxes for the year 2018, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 4675, Page 62, said Register's Office.; Restrictive Covenants as of record in Book 4753, Page 683, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **404 Cedarvalley 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.

Witness our hands this 7th day of November, 2017.

Gayle R. Kilts

Gayle R. Kilts

STATE OF FLORIDA
COUNTY OF Palm Beach

Before me, the undersigned Notary Public, personally appeared Gayle R. Kilts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 7th day of November, 2017.

Commission expires:

TRACEY S MULARCHYK
MY COMMISSION # FF211869
EXPIRES March 19, 2019
FloridaNotaryService.com

Tracey Mularchyk
Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128