Bill Garrett Davidson County
Batch# 39907 DEEDWARR
12/20/2017 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $694.49
20171220-0129608

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$187,700.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **December 4, 2017.** Notary Public MY COMMISSION EXPIRES: 8/10/2020 (AFFIX SEAL)

CHERYL ANGELA FIGLIO NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 08-10-2020

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0495**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer DiDominzio	Geneva Financial, LLC	**109-1-14**
(NAME) **300 Conifer Place**	(NAME) 1018 E. Guadalupe Road	
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Tempe, AZ 85283	
(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, WE, **Estate of Charles Bainbridge Westover, Jr.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer DiDominzio, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 97, Resubdivision of lots 70 thru 90, Lots 92 thru 97, Lots 138 thru 145, Lots 179 thru 181, Lot 192 and Lots 194 thru 197, Lots 203 thru 206 and Lots 238 thru 240, Section Two, Larchwood, of record in Plat Book 5200, Page 207 & 208, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles B. Westover, Jr., by Warranty Deed from Michelle L. Wyatt, unmarried, dated March 22, 2012, filed of record in Instrument No. 20120326-0025333, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **300 Conifer Place, Nashville, TN 37214**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **14** day of **December**, **2017**.

Estate of Charles B. Westover, Jr.

Deborah Sullivan by Kimberly McCarroll, her attorney-in-fact
Deborah Sullivan by Kimberly McCarroll, her attorney-in-fact

Christopher Westover by Kimberly McCarroll, his attorney-in-fact
Christopher Westover by Kimberly McCarroll, his attorney-in-fact

Kimberly McCarroll
Kimberly McCarroll

STATE OF **TENNESSEE**
COUNTY OF **Wilson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Kimberly McCarroll**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **14** day of **December**, **2017**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF **Wilson**

Before me, the undersigned Notary, personally appeared **Kimberly McCarroll** , known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Deborah Sullivan**, and who acknowledged that she executed the same as the free act and deed of the said **Deborah Sullivan**, by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal on **12/14/2017**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF **Wilson**

Before me, the undersigned Notary, personally appeared **Kimberly McCarroll** , known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Christopher Westover**, and who acknowledged that she executed the same as the free act and deed of the said **Christopher Westover,** by virtue of a Power of Attorney, duly executed and appearing of record.

Witness my hand and official seal on **12/14/2017**.

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019