This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Returned by:
Mail and Return to:
Corman & Rosenthal Title, Inc.
1 Westgate Circle, Suite 150
Antioch, TN 37027

Bill Garrett Davidson County
Batch# 50241 DEEDWARR
01/23/2018 09:28:01 AM 2 pgs
Fees: $13.00 Taxes: $777.00
20180123-0006765

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Theresa Reitz 1431 Finnland Drive Nashville, TN 37207	new owner	041060-024.00

THIS INDENTURE, made this 19th day of January, 2018 between

Michael David Stillwell, unmarried and Sharlay Joy Westbrook, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Theresa Whalen Reitz, a single person

of Davidson County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Skyline Subdivision, Section 2, of record in Book 3700, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael David Stillwell, unmarried and Sharlay Joy Westbrook, unmarried as tenants in common with right of survivorship by Quitclaim Deed dated 9/6/17 from Tammy Mellons, Trustee of record in Instrument No. 20170920-0096604, Register's Office of Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1431 Finnland Drive, Nashville, TN 37207.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Michael David Stillwell

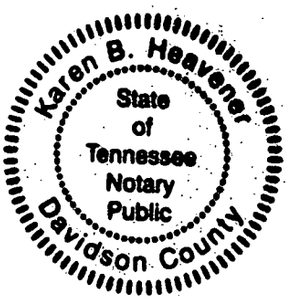
Sharlay Joy Westbrook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Michael David Stillwell and Sharlay Joy Westbrook, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 19th day of January, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $210,000.00.

Affiant

Sworn to and subscribed before me, this 19th day of January, 2018.

Karen B. Heavener
Notary Public
My Commission Expires: 7/8/19

