Bill Garrett Davidson County
Batch# 57927 DEEDWARR
02/12/2018 01:25:22 PM 2 pgs
Fees: $13.00 Taxes: $802.90
20180212-0013892

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810064

WARRANTY DEED

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00.

Jennifer Weber
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of February, 2018.

Tracey Perry
NOTARY PUBLIC

My commission expires: 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Joseph Stilp and Ninoska Sabrigie Stilp 207 Northcrest Commons Circle Nashville, TN 37211	CoreLogic Tax Services PO Box 9218 Coppell, TX 75019-9236	147-12-0-A-207.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventeen Thousand and 00/100 Dollars ($217,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HELEN SMILEY, AN UNMARRIED PERSON, AND CONNIE S. BROWN, A MARRIED PERSON**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ZACHARY JOSEPH STILP AND NINOSKA SABRIGIE STILP, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 207, Northcrest Phases One and Two, a Horizontal Property Regime with private elements as described in Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Northcrest Commons Homeowner's Association, Inc., of record in Instrument No. 20040615-0070835, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete details of said unit.

Being the same property conveyed to Helen Smiley, an unmarried woman and Connie S. Brown, a married woman, as joint tenants with rights of survivorship, by Quitclaim Deed from Helen Smiley, an unmarried person and Connie S. Brown, a married person, dated 7/10/2017, recorded 7/11/2017, of record in Instrument No. 20170711-0069469, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Helen Smiley, an unmarried person, and Connie S. Brown, a married person, by Warranty Deed from Saddlebrook Inc., a Tennessee Corporation, dated 9/9/2005, recorded 9/16/2005, of record in Instrument No. 20050916-0111614, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 207 Northcrest Commons Circle, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of February, 2018.

Helen Smiley
HELEN SMILEY

Connie S. Brown by Helen Smiley, attorney-in-fact
CONNIE S. BROWN BY HELEN SMILEY, ATTORNEY-IN-FACT

STATE OF TN
COUNTY OF Hamilton

Personally appeared before me, a Notary Public, Helen Smiley with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of February, 2018.

Nadia Charmelus
Notary Public
My commission expires: 2/9/20

STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY NADIA CHARMELUS

STATE OF TN
COUNTY OF Hamilton

Personally appeared before me, a Notary Public, Helen Smiley, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Connie S. Brown and acknowledged that she executed the same as the free act and deed of the said Connie S. Brown.

WITNESS my hand and seal, this the 7th day of February, 2018.

Nadia Charmelus
Notary Public
My commission expires: 2/9/20

STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY NADIA CHARMELUS