Bill Garrett Davidson County
Batch# 64315 DEEDWARR
03/02/2018 10:11:50 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20180302-0019754

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $400,000.00 Affiant Subscribed and sworn to before me, this the 28th day of February, 2018. Notary Public My commission expires: 12/19/2020

W. WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Alex W. Gillott Brittany T. Gillott	SWBC Mortgage Corp.	
6014B Morrow Road	9311 San Pedro. #100	091-06-0Y-002.00-CO
Nashville, TN 37209	San Antonio, TX 78216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROB SHULER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEX W. GILLOTT AND BRITTANY T. GILLOTT**, husband and wife, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 6014 Morrow Road, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160311-0023647 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Frank E. Bessire and wife Joan Bessire by Installment deed from Allen Eskind and wife, Jean Eskind of record in Book 5180, page 121 Register's Office for Davidson County , Tennessee, dated August 02, 1977 and recorded on August 04, 1977.

Being a portion of the same property conveyed to Mad-Shu Properties, LLC, a Tennesse limited liability company by Warranty deed from Frank Edward Bessire and Joan Bessire of record in Instrument No. 20160209-0012496 Register's Office for Davidson County, Tennessee, dated February 04, 2016 and recorded on February 09, 2016.

Being the same property conveyed to Rob Shuler, unmarried by Quitclaim deed from Mad-Shu Properties, LLC, a Tennesse limited liability company of record in Instrument No. 20161031-0115031 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on October 31, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 6014B Morrow Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS ~~MY/OUR~~ HANDS EFFECTIVE AS OF THE 28th day of February, 2018.

Rob Shuler

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles.

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rob Shuler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~28~~ 27th day of February, 2018.

Notary Public

My Commission Expires: 1/16/2019

Petrona Castillo Osorio
COMM. 2097417
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Jan. 16, 2019