WARRANTY DEED

STATE OF ~~TENNESSEE~~ ILLINOIS
COUNTY OF ~~ROBERTSON~~ WINNEBAGO

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2018

Notary Public

MY COMMISSION EXPIRES:

TIMOTHY A. FRENCH
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 24, 2021

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jillian Shaw	Security National Mortgage	41- 6-9
(NAME)	(NAME)	
4016 Brick Church Pike	5300 South 360 West	
(ADDRESS)	Suite 150 (ADDRESS)	
Nashville, TN 37207	Murray, UT 84123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180527

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, James R. Brewer , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Jillian Shaw, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 1 on the Plan of Skyline, Section One, of record in Plat book 2854, page 117, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 100 feet on the West side of Brick Church Pike, and runs back 436 feet on the North line and 436.74 feet on the South line to a dead line in the rear on which it measures 125.4 feet thereon

BEING the same property conveyed to James R. Brewer by Warranty Deed from David G. Morgan, single, dated July 3, 2017 and filed of record in Instrument 20170710-0068845, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 4016 Brick Church Pike, Nashville, TN 37207
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Bill Garrett Davidson County
Batch# 76605 DEEDWARR
04/05/2018 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20180405-0032103

Witness my hand this 2nd day of April, 2018

James R. Brewer

STATE OF ILLINOIS)
County OF WINNEBAGO)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James R. Brewer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd of April, 2018.

Notary Public
My Commission Expires: 9-24-2021

TIMOTHY A. FRENCH
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
September 24, 2021

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/29/2021

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY