Bill Garrett Davidson County
Batch# 107366 DEEDWARR
06/22/2018 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,702.92
20180622-0060226

WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: March 8, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gwen R. Amorim	Gwen R. Amorim	171120A02200CO
(NAME)	(NAME)	
5577 Saddlewood Lane	5577 Saddlewood Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert R. Bulach, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Gwen R. Amorim, an unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or 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. 22, on the plan of Section One, Addition to Brelan Park at Saddlewood, of record in Plat Book 7900, Pages 788-789, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert R. Bulach and wife, Judith B. Bulach by Warranty Deed dated 7/17/1996 from Beazer Homes Corp. d/b/a, Phillips Builders of record in Book 10134, Page 574, Register's Office for Davidson County, Tennessee. Judith B. Bulach died on August 23, 2006 leaving Robert R. Bulach as the surviving tenant by the entirety. Further being the same property conveyed to Robert R. Bulach and wife, Rosalyn G. Bulach, as Tenants by the entirety by Quit Claim Deed dated 10/8/2009 from Donald R. Barrett, Jr. Trustee of record in Instrument 200910090094265, as corrected in Instrument 20140227-0016967, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Robert R. Bulach by Quit Claim Deed filed 9/9/2014 from Rosalyn G. Bulach of record in Instrument 201409090082389, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 7900, Page 728, Plat Book 7900, Page 788, Plat Book 7900, Page 789; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 8891, Page 850, as amended of record in Book 9462, Page 398, as amended of record in Book 9480, Page 387, as amended in Instrument No. 20180608-0055204; (3) By-Laws of record in Book 8891, Page 869; (4) Stormwater Detention Agreement of record in Book 9401, Page 832; (5) Charter of the Homeowners Association of record in Book 9462, Page 547; (6) Quitclaim Deed to the Homeowner's Association of record in Book 10370, Page 281, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5577 Saddlewood Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-43176
SMG TN Warranty Deed

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), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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.

Witness my hand this 20th day of June, 2018.

Robert R. Bulach

State of Tennessee
County of Davidson

Personally appeared before me Robert R. Bulach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of June, 2018.

JILL SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public _____
My Commission Expires: 4/10/2021

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

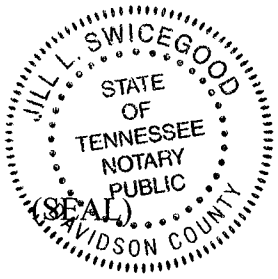
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018

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