Karen Johnson Davidson County
Batch# 235648 DEEDWARR
05/29/2019 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20190529-0050562

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th day of May, 2019.

(Affix Seal) Notary Public

My Commission Expires: 5/15/2021

JOSEPH WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

2019-650-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark Alan Gilchrist and Kaitlyn Gilchrist 5012 West Durrett Drive Nashville, TN 37211	CMG Mortgage dba CMG Financial 3160 Crow Canyon Rd #400 San Ramon, CA 94583	Map/Parcel 147-10-0-064.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Heather E. Reagan, a single person, and Maryanne Walt, a single person**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto **Mark Alan Gilchrist and Kaitlyn Gilchrist, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 309, Plan of Section Five, Caldwell Country Estates, as shown on plat of record in Plat Book 3300, page 16, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Heather E. Reagan, a single person, and Maryanne Walt, a single person, by Warranty Deed from Gretchen B. Bates, unmarried, dated June 30, 2014, of record in Instrument No. 20140703-0058726, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 2019 Davidson County Taxes have been prorated between the parties as of the closing date and will be assumed by Grantees, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This is improved property known as 5012 West Durrett Drive, Nashville, TN 37211 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and binds themselves, their heirs and assigns, 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, 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 24 day of May, 2019:

Heather E. Reagan

~~STATE OF~~ Florida
COUNTY OF Pinellas

On this 24 day of May, 2019, before me personally appeared Heather E. Reagan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of May, 2019.

Notary Signature
My commission expires:
March 15, 2021

AMANDA KREJCI
Notary Public – State of Florida
Commission # GG 078086
My Comm. Expires Mar 15, 2021

Witness my hand this 23 day of May, 2019:

Maryanne Walt
Maryanne Walt

STATE OF California
COUNTY OF Sacramento

On this 23 day of May, 2019, before me personally appeared Maryanne Walt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23 day of May, 2019.

Gloria J. Lawrence
Notary Signature
My commission expires: Notary Public

GLORIA J. LAWRENCE
Notary Public - California
Sacramento County
Commission # 2164686
My Comm. Expires Oct 12, 2020

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires