# WARRANTY DEED

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPTEMEBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/29/2021

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Richard Whitfield | SW BC | 161010B13000CO |
| (NAME) | (NAME) | |
| 1208 Applecross Drive | 9311 San Pedro Ave #100 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37220 | San Antonio, TX 78216 | |
| (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/we Sean A. Germain and Maureen B. Germain, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Richard Whitfield, a single man and Lindsey Salerno, a single woman, as tenants in common with right of survivorship, hereinafter called the GRANTEE(S), his/her/their 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. 54 on the Plan of Aberdeen Woods, Phase Three, Section One, a Planned Unit Development, of record in Instrument No. 20000523-0051434, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sean A. Germain and Maureen B. Germain, husband and wife by Warranty Deed from Zlatko F. Vujic and Jasminka Vujic, husband and wife, dated 03/30/2015 and recorded 04/01/2015, of record in Instrument 201504010028337, 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 ☒ 1208 Applecross Drive, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 289848 DEEDWARR
09/23/2019 01:47:30 PM 2 pgs
Fees: $13.00 Taxes: $1,716.80
20190923-0096455

File No.: 525431
Warranty Deed TN

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 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), his/her/their 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.

Effective the 19th day of September, 2019 .

Sean A. Germain

Maureen B. Germain

State of CALIFORNIA
County of SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sean A. Germain and Maureen B. Germain, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of September, 2019.

Notary Public:
My Commission Expires: 05/06/2023

ROXANNE VILLERO BRUNELL
COMM. #2287704
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires 05/06/2023

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**5107 Maryland Way**
**Brentwood, TN 37027**

**Certificate of Authenticity**

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY