Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ19-0397

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,500.00

Affiant

KRISTA R. MCREE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 26th day of November, 2019

Notary Public

Commission Expires: 01/31/2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nannette L. Claybrooks 1725 Fall Drive Nashville, TN 37207	Gold Star Mortgage Financial Group, Corporation 100 Phoenix Drive, Suite 300 Ann Arbor, MI 48108	032-09-0-030.00

WARRANTY DEED

FOR AND IN 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,

Cassandra Belter, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nannette L. Claybrooks and Eric M. Lillard, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of Section 6, Timbertrail of record in Plat Book 6900, Page 263, 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 the same property conveyed to Cassandra Belter, a single woman by Warranty deed from Twila B. Stahl-Davis and Tiffany R. Bracket, fka Tiffany R. Stahl of record in Instrument No. 20160111-0002698 Register's Office for Davidson County, Tennessee, dated December 17, 2015 and recorded on January 11, 2016 and corrected by Scrivener's Affidavit recorded on April 15, 2016 of record in Instrument No. 20160415-0036609.

Karen Johnson Davidson County
Batch# 323023 DEEDWARR
12/02/2019 12:09:30 PM 3 pgs
Fees: $18.00 Taxes: $778.85
20191202-0123572

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 1725 Fall Drive, Nashville, TN 37207

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 we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25 day of November, 2019.

Cassandra Belter

Cassandra Belter

STATE OF ILLINOIS

COUNTY OF PEORIA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cassandra Belter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Peoria, Illinois this 25 day of November, 2019.

PAUL A OAKS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
June 23, 2023

Notary Public

My Commission Expires: 6/23/23

(Notary Seal)

True Copy Certification

I, Penny A. May, 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, Jamie Ivey, a notary public for this county and state, Penny May, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY