WARRANTY DEED

Karen Johnson Davidson County
Batch# 323274 DEEDWARR
12/02/2019 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $740.00
20191202-0123959

State of Tennessee
County of Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 9/7/21

(AFFIX SEAL)

TAWNYA M. BUSTER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert William Sturlini	Volunteer Mortgage Loan Servicing	075-09-0-228.00
(NAME)	(NAME)	
286 Bonnasprings Dr.	P.O. Box 305170	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37230-5170	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Phyllis Reed, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert William Sturlini, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 1092 on the plan of Section Nine, Hermitage Hills, of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property that was conveyed to Phyllis Reed and husband, Gilbert Reed, by Warranty Deed from Teresa L. Hackett, now Hommrich, joined by husband, Timothy Hommrich, dated April 5, 2005, of record in Instrument No. 20050411-0039668, Register's Office for Davidson County, Tennessee. The said Gilbert Reed having since died and subject property being vested in Phyllis Reed as the surviving tenant by the entirety.

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated; all matters appearing on the plan of record in Book 3600, page 97; restrictions of record in Book 3864, page 441; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 286 Bonnasprings Dr., Hermitage, TN 37076
(House Number) (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 we do 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 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 27th day of November, 2019.

Phyllis Reed

Phyllis Reed

State of TN
County of Blount

Personally appeared before me, the undersigned authority, in and for said County and State, Phyllis Reed, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Alcoa (City), TN (State), this 27th day of November, 2019.

Kelly McCarter

Notary Public
My Commission Expires: 4/27/21

KELLY McCARTER
State of TN
Notary Public
BLOUNT COUNTY

File No.: 30635

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2.4.20