RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912745

Karen Johnson Davidson County
Batch# 370547 DEEDWARR
03/10/2020 03:09:31 PM 2 pgs
Fees: $13.00 Taxes: $3,014.76
20200310-0026973

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $814,800.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2020.

NOTARY PUBLIC

My commission expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert R. Gillespie and Erin Gillespie 148 B Kenner Avenue Nashville, TN 37205	Same address as new owner	116-04-0-K-002.00 CO

FOR AND IN CONSIDERATION of the sum of Eight Hundred Fourteen Thousand and Eight Hundred Dollars 00/100 ($814,800.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SCOTT WOMER, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ALBERT R. GILLESPIE AND ERIN GILLESPIE, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Kenner Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140314-0021606, in the Register's Office of Davidson County, Tennessee with Plat attached as Exhibit "B" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Scott Womer, an unmarried man, by Warranty Deed from Brian A. Hadfield and wife, Chelsey Hadfield, dated 10/26/2017, recorded 11/1/2017, of record in Instrument No. 20171101-0111806, in the Register's Office for Davidson County, Tennessee. Scott Womer is now married to Christin Demetros Womer. The said Christin Demetros Womer hereby joins in this conveyance to waive any martial rights granted to a spouse by law, in said property.

The address of the herein described property is believed to be 148 B Kenner Avenue, Nashville, TN 37205, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # W-EXP-19-148B

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 5th day of March, 2020.

SCOTT WOMER

CHRISTIN DEMETROS WOMER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Scott Womer and Christin Demetros Womer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 5th day of March, 2020.

Notary Public

Printed Notary Name

My commission expires: 11/16/22

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON