Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Karen Johnson Davidson County
Batch# 392642 DEEDWARR
04/28/2020 10:20:08 AM 3 pgs
Fees: $18.00 Taxes: $814.00

20200428-0044106

Address New Owners as:	Tax Bill To:	Map / Parcel
Breanne Edna Dailey 743 Tulip Grove Road, #702 Hermitage, TN 37076	Everett Financial dba Supreme 14801 Quorum Dr. Ste 300 Dallas, TX 75254	075120c03900co

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **Clinton T. Whitfield, a single person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Breanne Edna Dailey, single woman,** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot and Unit 703 in Building 7, on the Plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument Number 200010100100359, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Clinton T. Whitfield, a single person, by Warranty Deed from NVR, INC., a Virginia Corporation, Trading as Fox Ridge Homes of record in Instrument Number 20020905-0107749, said Register's Office for Davidson County, Tennessee.

This is improved property known as 743 Tulip Grove Road, Unit 702, Hermitage, TN 37076.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $220,000.00.

Affiant

Subscribed and sworn to before me
This 10 day of April, 2020.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 10th day of April, 2020.

Clinton T. Whitfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Clinton T. Whitfield, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 10th day of April, 2020.

Notary Public

My Commission Expires: 11-26-22

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY