PREPARED BY: ~~RETURNED TO:~~
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-1255

STATE OF ~~TENNESSEE~~ FL Florida
COUNTY OF ~~Williamson~~ FL Santa Rosa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Jordan Nicole Gilmore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of April, 2020

Notary Public

EDWARD L. HENSEL III
MY COMMISSION # GG 055948
EXPIRES: December 18, 2020
Bonded Thru Budget Notary Services

Commission Expires: 12-18-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew John Crahan and Marissa Robles 2009 Oak Trail Drive Nolensville, TN 37135	New Owner	188-10-0A-046.00-CO

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,

Jordan Nicole Gilmore, an unmarried woman

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

Matthew John Crahan, and Marissa Robles, husband and wife

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. 46 on the Plan of Carothers Crossing, Phase 2, Section 1, Lots 21-61 Final Plat of record in Plat at Instrument No. 20070807-0093924, 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 Jordan Nicole Gilmore, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170822-0086173 Register's Office for Davidson County, Tennessee, dated August 18, 2017 and recorded on August 22, 2017.

Karen Johnson Davidson County
Batch# 396360 DEEDWARR
05/06/2020 12:41:04 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200506-0047265

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: 2009 Oak Trail Drive, Nolensville, TN 37135

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 29 day of April, 2020.

Jordan Nicole Gilmore

Jordan Nicole Gilmore

STATE OF Florida
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jordan Nicole Gilmore** 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 this 29 day of April, 2020.

EDWARD L. HENSEL III
MY COMMISSION # GG 055948
EXPIRES: December 18, 2020
Bonded Thru Budget Notary Services

Edward L Hensel III

Notary Public
My Commission Expires: 12-18-2020

(Notary Seal)