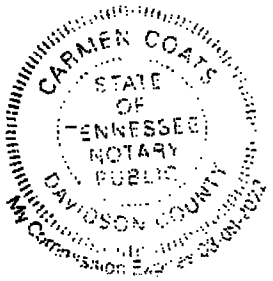
Karen Johnson Davidson County
Batch# 427327 DEEDWARR
06/26/2020 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,372.70
20200626-0069680



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $371,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of June, 2020.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Anthony Reitz and Amy Reitz	SWBC MORTGAGE CORP	109-04-0A-080.00-CO
2537 Janalyn Trace	9311 SAN PEDRO #100	
Hermitage, TN 37076	SAN ANTONIO, TX 78216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Miles E. Herleikson, Jr. and Somer S. Herleikson, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Anthony Reitz and Amy Reitz, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 42 on the Plan of Final Plat of Towering Oaks, Phase Two, First Revision, Cluster Lot Subdivision of record in Plat at Instrument No. 20120927-0088095, 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 Miles E. Herleikson, Jr. and Somer S. Herleikson, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20140514-0041276 Register's Office for Davidson County, Tennessee, dated May 13, 2014 and recorded on May 14, 2014.

This is improved property known as **2537 Janalyn Trace, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 19th day of June, 2020.

Miles E. Herleikson, Jr.

Somer S. Herleikson

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Miles E. Herleikson, Jr. and Somer S. Herleikson, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 19th day of June, 2020.

Notary Public
My Commission Expires: 12-01-20

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 20-000294-525

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022