Karen Johnson Davidson County
Batch# 430203 DEEDWARR
07/02/2020 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,119.25
20200702-0071988

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $302,500.00.

Affiant

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2021

Subscribed and sworn to before me, this 2nd day of June, 2020.

Notary Public
My commission expires: 5-5-21

06-2005-77460

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Grace A. Bluerock 3125 Lake Drive Hermitage TN 37076	SWBC MORTGAGE 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	086-14-0-B-052.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Silvia Wilson, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Grace Alexander Bluerock, a single woman**, hereinafter called the Grantees, their successors 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. 128, on the Plan of Revised Plan of Fleetwood Subdivision, Phase One, of record in Book 6900, Pages 248 and 249 (erroneously omitted in prior deeds), as revised in Book 6900, Pages 465 and 466, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Melody Dawn Shiffer and Anthony Shiffer, wife and husband by deed from Seth Morton and Emily Witzleben now known as Emily Morton, husband and wife, June 15, 2017, recorded June 16, 2017, of record in Instrument No. 20170616-0060787, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Silvia Wilson, an unmarried person by deed from Melody Dawn Shiffer and Anthony Shiffer, wife and husband, dated January 25, 2019, recorded January 30, 2019, of record in Instrument No. 20190130-0008899, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3125 Lake Drive, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of June, 2020.

Silvia Wilson

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Silvia Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, **TN, this** 26th **day of June, 2020.**

Notary Public
State of Tennessee at Large

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 03/05/21

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