WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Madelin Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2020.

Rozalind Ruth
Notary Public

MY COMMISSION EXPIRES: 7/13/2023

(AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-8844-RR

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephanie M. Breiwa	Caliber Home Loans, Inc.	075 04 0 151.00
(NAME)	(NAME)	
508 St Paul Court	1525 South Belt Line Road	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Coppell, TX 75019	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Kenneth H. Gilreath, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Stephanie M. Breiwa, a single woman**, hereinafter called the GRANTEE(S), his/her/their 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. 428, on the Plan of Tulip Grove, Section 6, as of record in Plat Book 4460, Page 19, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 428 fronts 53.08 feet on the westerly side of St. Paul Court and extends back 136.30 feet on the southerly line and 134.06 feet on the northerly line to a dead line, which is a broken line, measuring 174.14 feet thereon.

Being the same property conveyed to Kenneth H. Gilreath and wife, Patsy S. Gilreath by Warranty Deed from Frank C. Smith and wife, Gail S. Smith, dated 10/03/1974 and recorded 10/08/1974, of record in Book 4858, Page 378, Register's Office for Davidson County, Tennessee. The said Patsy S. Gilreath having since died.

Subject To (1) All matters shown on the plat of record in Plat Book 4460, Page 19, (2) Covenants, conditions, easements and restrictions recorded in Instrument 201505080042452, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) Property taxes for the year 2020, a lien due and payable, and (5) other matters of public record.

2020 Taxes have been prorated between parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes.

Karen Johnson Davidson County
Batch# 495796 DEEDWARR
10/14/2020 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20201014-0119566

unimproved ☐

This is improved ☒ 508 St Paul Court, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 9th day of October, 2020.

Kenneth H. Gilreath

Kenneth H. Gilreath

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth H. Gilreath**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9th day of October, 2020.

Kimberly Rogers

Notary Public

My Commission Expires: 6-9-2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202010140119566

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

