Karen Johnson Davidson County
Batch# 516613 DEEDWARR
11/13/2020 01:16:37 PM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20201113-0134354

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Albertelli Law 5404 Cypress Center Drive, Suite 150, Tampa, FL 33609	Emilie Gilbert and Katri Gilbert 2708 Amber Crest Court Antioch, TN 37013

Order Number: LTN20-61408

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Matthew C. Schwartz and Tonya Schwartz, Husband and Wife**, for Three Hundred Eighty-nine Thousand Nine Hundred Dollars and 00/100 ($389,900.00) and other valuable consideration paid, warrants the title against all persons claiming whomsoever and does hereby convey unto the Grantee(s), **Katri A. Gilbert, a single woman and Emilie K. Gilbert, a single woman as Tenants in Common with the Right of Survivorship**, whose address is 2708 Amber Crest Court, Antioch, TN 37013, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot 332, Barnes Cove, Phase 3, Section 1, as shown on plat of record in Instrument Number 20060113-0005373, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor does hereby covenant with the Grantee(s) that it is lawfully seized of the above described real estate, that it has good right to sell and convey the said real property and that the property is unencumbered except as to:

Plan of record in Instrument Number 20060113-0005373, Register's Office Davidson County, Tennessee; and

Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20110720-0055565;20040429-0048624; 20021217-0155806; 20130610-

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Q-TAR-20-2708

0058653; 20130610-0058652 and 20130128-0008762, Register's Office for Davidson County, Tennessee; and

Charter of Barnes Cove Homeowner's Association of record in Instrument Number 20021217-0155805, Register's Office for Davidson County, Tennessee; and

Easements and Agreements of record in Book 5215, Page 482; Book 5385, Page 986 and Instrument Numbers 20040413-0041473 and 20020201-0014182, Register's Office for Davidson County, Tennessee; and

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 173090B12700CO
Street address of property: 2708 Amber Crest Court, Antioch, TN 37013
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20160720-0074528 in the Recorder's Office, Davidson County, Tennessee.

Signed this 10 day of November, 2020.

Signature of Grantors:

Matthew C. Schwartz Tonya Schwartz

STATE OF TN, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 10th day of Nov., 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Matthew C. Schwartz and Tonya Schwartz, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

County Parcel number: 173090B12700CO
Street address of property: 2708 Amber Crest Court, Antioch, TN 37013

Oath of Consideration

I or we, Emilie Gilbert, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $389,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 10 day of November, 2020.

Signatures of Affiant(s):

Emilie Gilbert

Sworn and subscribed before me this 10 day of November, 2020.

Notary Public

