Karen Johnson Davidson County
Batch# 532671 DEEDWARR
12/14/2020 10:28:49 AM 2 pgs
Fees: $13.00 Taxes: $4,107.00
20201214-0146505

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1604

3520

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robin B. Gilthorpe and Holly L. Gilthorpe, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Catherine Sloan, a married woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Bransford Realty Company's Belle Meade Golf Links Subdivision of record in Plat Book 421, Page 94 and 95, 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 Robin B. Gilthorpe and wife, Holly L. Gilthorpe by Warranty deed from Brendan Finucane and wife, Elizabeth B. Finucane of record in Instrument No. 20160701-0067835 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 01, 2016.

The Grantee is married but this property does not constitute the primary residence of the Grantee and is for investment purposes only.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 115 Westover Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Catherine Sloan
282 Spencer Creek Road
Franklin, TN 37069

RESPONSIBLE FOR TAX PAYMENT
Bank of America
PO Box 650070
Dallas, TX 75265-0070

TAX MAP-PARCEL #:
130-02-0-082-00-CO

WITNESS THE EXECUTION HEREOF this 10th day of December, 2020.

Robin B. Gilthorpe

Holly L. Gilthorpe

State of New York
County of Steuben

On this 10th day of December, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robin B. Gilthorpe and Holly L. Gilthorpe, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: August 8, 2023

JOYCE J SMITH
Notary Public, State of New York
Registration #01SM6246551
Qualified In Steuben County
Commission Expires Aug. 8, 2023

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,110,000.00.**

Affiant

Sworn and subscribed before me on this the 11 day of December, 2020.

Notary Public

My Commission Expires: 3-7-2023

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023