File No. 281000458

WARRANTY DEED

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 6-22-09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/25/08 15:19 3 pgs
Fees:18.00 Taxes:802.90
20081125-0115599

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Lands	Platinum Mortgage	007-14-0B-008.00CO
(NAME)	(NAME)	
1900 Tinnin Road Condominium 8	103 Spenryn Dr. Ste B	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Madison, AL 35758	
(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, **Magnolia Properties, LLC**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Bobby Lands and Evelyn Lands, husband and wife**, hereinafter called the grantee(s), Their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Unit No. 8, Building B, Revised Condominium Plan Magnolia Station, as shown on plat of record in Instrument number 20050708-0079103 and as established by Master Deed of record in Instrument number 20030827-0124444 and amended in Instrument numbers, 20041001-0118510 and 20050627-0073312, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being a portion of the same property conveyed to Magnolia Properties, LLC by Quitclaim Deed dated June 18, 2003 from Richard W. Uselton and wife, Janelle M. Uselton of record in Instrument number 20030262-0087669, Register's Office for said County.

Subject to all matters as set forth on the plat of record in Instrument No. 20030602-0074488 and 20040209-0015342; 20050708-0079103, Register's Office of said County.

Drainage Easement as shown of record in Deed Book 6121, Page 682 and Book 6173, Page 477; Ingress and Egress easement to Cemetery and Sewer easement as shown in Book 11718, Page 753; Storm water easement as shown in Instrument 20030530-0073157 , Register's Office for said County.

Restrictive Covenants of record in Instrument number 20031218-0180407 and Book 11718, Page 749, Register's Office of said County.

Master Deed as shown of record in Instrument number 20030827-0124444 and 20041001-0118510 and 20050627-0073312, Register's Office for said County.

Subject to Homeowner's Association Dues.

Charter of Homeowner's Association as shown of record in Instrument number 20030827-0124443, Register's Office for said County.

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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1900 Tinnin Road Condominium 8, Goodlettsville, TN 37072
(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), Their heirs and 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), 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 our hands this 14th day of November, 2008.

Magnolia Properties, LLC

By: _____
Richard Uselton, Organizer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard Uselton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Organizer, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Organizer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Richard Uselton, as such Organizer.

Witness my hand and official seal this 14th day of November, 2008.

Witness my hand at office this 14th day of November, 2008.

My Commission expires: 11-7-11

_____
Notary Public

File Number: 281000458
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Tammy Duncan, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 1/23/2011

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

280100842