Bill Garrett Davidson County
Batch# 34095 DEEDWARR
12/06/2017 11:04:56 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20171206-0124454

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2017.

Notary Public

My commission expires: 11/08/2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11/08/2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Allison Outlaw **Kofi A Outlaw**	Franklin American Mortgage Company	**141070B18500CO**
912 Springlake Court	6100 Tower Circle, Suite 600	
Nashville, TN 37221	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Vicky Artajos and husband, Balbino S. Artajos

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allison Outlaw and Kofi A Outlaw, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 192 on the Plan of Somerset Farms, Section 4, Phase 4, a PUD of record in Book 9700, page 658, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vicky Artajos and husband, Balbino S. Artajos, by Warranty Deed from James H. Ward and wife, Evelyn J. Ward, dated January 25, 2008, of record in Instrument No. 20080201-0010812, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 9700, page 658, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 8556, page 11, supplement and amendment in Book 9383, page 526, and re-recorded in Book 9662, page 869, further amended in Book 10190, page 182, Book 10410, page 89, Book 11433, page 936, said Register's Office.

Bylaws of record in Book 8556 page 25 said Register's Office

Articles of Incorporation of record in Book 7382, page 225, amended in Book 7820, page 608, Book 8235, page 521, Book 8584, page 20, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 912 Springlake Court, Nashville, TN 37221.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Vicky Artajos Date: 12-1-17
Vicky Artajos

Balbino S. Artajos Date: 12-1-17
Balbino S. Artajos

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Vicky Artajos and Balbino S. Artajos, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/(they) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2017.

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON NOTARY PUBLIC TENNESSEE COUNTY OF SUMNER My Comm Exp November 30, 2020