WARRANTY DEED

Bill Garrett Davidson County
Batch# 119135 DEEDWARR
07/23/2018 10:02:19 AM 2 pgs
Fees: $13.00 Taxes: $954.60

20180723-0071333

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00

Catherine Clearwater
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of July, 2018

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Matthew A. Outman and Tracey R. Outman	**SHELTER LENDING SERVICES**	42-3-113
(NAME)	(NAME)	
517 E. Campbell Road	P. O. BOX 740039	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	CINCINNATI, OH 45274-0039	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182027

For and 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 acknowledged, I/we, **Blue Collar Homes, LLC, a Nevada limited liability company,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Matthew Alan Outman and Tracey Rochelle Outman, husband and wife**, 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 the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Harvey Gee, Surveyor, dated April 15, 1963, as follows:

Beginning at an iron pin in the south margin of Campbell Road, 358.68 feet east of a concrete monument set at the radius of a curve into Ronnie Road, said point being 167 feet east from the northeast corner of the land conveyed to J.C. Thompson Construction Company, Inc., by deed recorded in Book 3345, page 239, Register's Office; thence with the margin of said Campbell Road, South 87° 01.5' East 156 feet to a point; thence South 2° 58.5' West 368.8 feet; thence South 79° 28.5' West 58.4 feet to a point; thence North 49° 17' West 125.47 feet to a point; thence North 2° 58.5' East 305.66 feet to the point of beginning.

Being the same property conveyed to Blue Collar Homes, LLC, a Nevada limited liability company, by Warranty Deed from Mary M. Tucker, dated April 20, 2018, and filed of record in Instrument 20180423-0037757, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 517 E. Campbell Road, Madison, TN 37115
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 20th day of July, 2018

Blue Collar Homes, LLC,
a Nevada limited liability company

By: Tiffany Mullins-Manager
Tiffany Mullins, Manager

By: Manager
Kenneth Eric Mullins, Manager

State of Tennessee)
County of Sumner)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Tiffany Mullins and Kenneth Eric Mullins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Managers of Blue Collar Homes, LLC, the within named bargainor, a limited liability company, and that such Managers, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managers.

Witness my hand, at office, this 20th of July, 2018.

Christine L. Lind
Notary Public

My Commission Expires: 11.22.21

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.