WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $327,481.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/3/2020
(AFFIX SEAL)

DEANNA L COOPER NOTARY PUBLIC STATE OF TENNESSEE MARSHALL COUNTY

Karen Y Johnson Davidson County
Batch# 150050 DEEDWARR
10/09/2018 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,211.68
20181009-0099896

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-081149

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Philip Scott Childs	ISGN SOLUTIONS	
(NAME) 7528 Lakeview Drive	(NAME) 2330 Commerce Park Dr. Suite 2	088 00 0 02000
(ADDRESS) Nashville, TN 37209	(ADDRESS) Palm Bay, FL 32905	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Twenty-Seven Thousand Four Hundred Eighty-One And No/100 Dollars ($327,481.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LENNAE MARIE RICKARD, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PHILIP SCOTT CHILDS AND KATHRYN CHILDS, 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:

Being a tract of land in the 8th Civil District of Davidson County Tennessee, and a portion of that property conveyed to Lennae M. Rickard in Inst. No. 20171030-0110920 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bolinger R.L.S. TN LIC. NO. 2095 dated 07/27/18 as follows:

Beginning at an existing iron pin in the northerly margin of Lakeview Drive, said pin being the southeast corner of Joseph Demko in DB 20160802-0079624 R.O.D.C.T., and the most southwest corner of herein described tract; Thence now leaving said margin with said Demko for the next four calls: N 29°55' 15" W, 316.64' to an existing iron pin; Thence N 51°13' 42" W, 116.19' to an existing iron pin; Thence N 22°23' 04" W, 342.88' to an existing iron pin; Thence S 68°38' 39" W, 255.82' to an existing iron pin in the line of Claudatte Tidwell; Thence with said Tidwell for the next three calls: N 21°21' 44" W, 401.49' to a set iron pin; Thence N 07°56' 44" W, 238.00' to an existing iron pin; Thence N 02°33' 48" E, 213.22' to a black oak tree in a fence corner; Thence now leaving said Tidwell with the River Road Trust in (SA-20160229-0018786 RODCT) and generally with a fence S 62°39' 57" E, 32.17' to a white oak tree; Thence now leaving said River Road Trust with a new line S 16°44' 32" E, 781.28' to a set iron pin; Thence with a new line N 68°38' 39" E, 180.38' to a set iron pin; Thence with a new line S 58°43' 38" E, 393.55' to a set iron pin; Thence with a new line S 36°31' 50" E, 457.67' to a set iron pin in the northerly margin of Lakeview Drive; Thence with said margin S 62°55' 53" W, 273.41' to the point of beginning containing 5.727 acres.

Being the same property conveyed to Robert A. Rucker, Jr. and Mattie Earline Rucker, Trustees of the Robert A. Rucker, Jr. and Mattie Earline Rucker Revocable Living Trust Agreement dated the 21st day of August, 2001 by quitclaim deed from Robert A. Rucker, Jr. and Mattie Earline Rucker of record in Instrument No. 20010821-0090238 Register's Office for Davidson County, Tennessee, dated 08/21/2001 and recorded on 08/21/2001.

Being a portion of the same property conveyed to The Rucker Family Revocable Living Trust by quitclaim deed from Robert A. Rucker Jr. and Mattie E. Rucker of record in Instrument No. 20010919-0101497 Register's Office for Davidson County, Tennessee, dated 09/19/2001 and recorded on 09/19/2001.

Being a portion of the same property conveyed to Lennae M. Rickard by warranty deed from Robert A. Rucker, Jr., unmarried and Altha Annette Mayes, Successor Trustee of the Robert A. Rucker, Jr. and Mattie Earline Rucker Revocable Living Trust Agreement dated the 21st day of August, 2001, as amended

on December 3, 2004 and further amended on July 13, 2011 of record in Instrument No. 20171030-0110920 Register's Office for Davidson County, Tennessee, dated 10/27/2017 and recorded on 10/30/2017.

unimproved ☐
This is improved ☒ property, known as 7528 Lakeview Drive, Nashville, TN 37209
(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 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 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Lennae Marie Rickard this 26th day of September, 2018.

Lennae Marie Rickard
Lennae Marie Rickard

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 26th day of September, 2018, before me personally appeared Lennae Marie Rickard, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of September, 2018.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)



True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Emily Jones, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/31/2022

