WARRANTY DEED

File #19073

Karen Johnson Davidson County
Batch# 201308 DEEDWARR
03/04/2019 09:35:59 AM 2 pgs
Fees: $13.00 Taxes: $1,028.60

20190304-0019274

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 03/03/19 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SUSAN WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary G. Hollingsworth	Movement Mortgage, LLC NEW OWNER	-161-06.00 $186.00
(NAME)	(NAME)	
609 Tobylynn Drive	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Jennifer J. Lassen and Joseph E. Lassen, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary G. Hollingsworth and Marc B. Fatton, wife and husband,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 194 on the Plan of Section Two, Huntington Park of record in Plat Book 4175, Page 108, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 194 fronts 82.00 feet on the Southerly side of Tobylynn Drive and runs back between lines measuring 179.65 feet on its Westerly margin, and 166.25 feet along its Easterly margin, to a broken line in its rear measuring 87,48 feet.

Being the same property conveyed to Jennifer J. Lassen and husband, Joseph E. Lassen by Warranty deed from David L. Cronin, unmarried of record in Instrument No. 20150127-0007619 Register's Office for Davidson County, Tennessee, dated January 15, 2015 and recorded on January 27, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 609 Tobylynn Drive, Nashville, TN 37211

(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 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.

Witness my hand this 28th day of February, 2019.

Jennifer J. Lassen by Joseph E. Lassen, her attorney in fact

Jennifer J. Lassen by Joseph E. Lassen, her attorney in fact

Joseph E. Lassen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joseph E. Lassen, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Jennifer J. Lassen for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Jennifer J. Lassen, and is authorized by Jennifer J. Lassen to execute this instrument on her behalf.

Witness my hand, at office, this 28th day of February, 2019.

My commission expires: 8·4·20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Joseph E. Lassen**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2019.

My commission expires: 8·4·20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

ETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027