Karen Johnson Davidson County
Batch# 215766 DEEDWARR
04/09/2019 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $647.13
20190409-0032349

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 12.03.19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0168

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Josiah E. Tulis , single man	Mortgage Research Center, LLC dba Veterans United Home Loans	Map: 162160C01900
(NAME) 416 Leisure Lane	(NAME) 1400 Veterans United Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Columbia , MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY-FOUR THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($174,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GARY K. PICKENS AND WIFE, JENNIFER B. PICKENS,

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

JOSIAH E. TULIS , SINGLE MAN,

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 situated in the 13th Councilmatic District of Davidson County, Tennessee, and being Lot No. 19 on the plan of Leisure Heights, Planned Unit Development, Phase I, Section 2, 2nd Revision, as of record in Plat Book 6900, Page 440,* Register's Office for said County, to which plat reference is hereby made for a more complete description. (*erroneously shown as Plat Book 6900, Page 460 on prior deed)

Being the same property conveyed to Gary K. Pickens and wife, Jennifer Pickens, by Quitclaim Deed from Thresia D. Pickens, unmarried, of record in Instrument No. 20190314-0023549, dated March 14, 2019, Register's Office for said County. See also prior deed of record in Instrument 20040301-0022789, said Register's Office.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 440, said Register's Office; (3) All matters of record in Plat Book 5200, Page 609, and Book 5800, Page 397, said Register's Office; (4) Storm Water Detention Agreement of record in Book 6145, Page 226, said Register's Office; (5) Mill Creek flow easement; (6) Ingress and Egress Easement of record in Book 8082, Page 288, said Register's Office; (7) Ingress/Egress Easement to Albar Building Industries of record in Book 4984, Page 569, said Register's Office; (8) Easement for Water Mains to Metro Government of record in Book 8105, Page 268, said Register's Office; (9) Sewer Easements of record in Book 5020, Page 739; Book 5025, Page 614; Book 5287, Page 976; and Book 5287, Page 979, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6146, Page 241; Book 6150, Page 585; Book 6259, Page 862; Book 6396, Page 504; Book 7303, Page 232, and Book 6146, Page 276, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 416 Leisure Lane, Antioch, TN 37013
(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.

Witness our hands this 5th day of April, 2019.

Gary K. Pickens

Jennifer B. Pickens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary K. Pickens and Jennifer B. Pickens, 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 and official seal this, 5th day of April, 2019.

My Commission Expires: 1/3/23

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

