(3)

WARRANTY DEED

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

R-VRES-19-3127

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2019.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin Evans and Lauren Evans	CMG Mortgage Inc dba CMG Financial	
(NAME) **3127 Lake Park Drive**	(NAME) 3160 Crow Canyon Road, Ste 400	**119-15-0-026.00**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS A. DICKS AND ARIANA DICKS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN EVANS AND LAUREN EVANS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 24 on the Plan of Section Two, Southlake of record in Plat Book 2083, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Thomas A. Dicks and Ariana Dicks, husband and wife by Warranty deed from Morgan Kasprowicz and Justin Pasquale, wife and husband of record in Instrument No. 20160712-0071211 Register's Office for Davidson County, Tennessee, dated July 11, 2016 and recorded on July 12, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 2083, Page 84, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2274, Page 618, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer, Storm Drainage Easements of record in Book 4259, Page 983, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3127 Lake Park Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 236842 **DEEDWARR**
05/31/2019 08:49:16 AM 2 pgs
Fees: $13.00 Taxes: $934.25

20190531-0051657

Witness my/our hand(s) this the 29th DAY OF MAY, 2019.

Thomas A. Dicks by [signature] AS ATTORNEY IN FACT
Thomas A. Dicks by Nathan Keith as Attorney in Fact

Ariana Dicks by [signature] AS ATTORNEY IN FACT
Ariana Dicks by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THOMAS A. DICKS AND ARIANA DICKS, and who acknowledged he/she/they executed the same as the free act and deed of the said THOMAS A. DICKS AND ARIANA DICKS.

Witness my hand and official seal, this the 29th of May, 2019.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212