WARRANTY DEED

Karen Johnson Davidson County
Batch# 241956 DEEDWARR
06/11/2019 12:41:30 PM 4 pgs
Fees: $23.00 Taxes: $610.50
20190611-0056068

File No. DH0005418

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Riley Wampler	New Owner	
(NAME)	(NAME)	
88 Lyle Ln		106-14-0-105.02
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210		
(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, **Michael S. Olson and Kimberlie A. McCue, Trustees of the Michael S. Olson Living Trust dated June 23, 2005** and **Michael S. Olson and Kimberlie A. McCue, Trustees of the Kimberlie A. McCue Living Trust dated June 23, 2005,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Riley Wampler, a single man,** HEREINAFTER CALLED THE GRANTEE, THEIR 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. 2 on the Plan of Hagan Homesites of record in Plat Book 3106, Page 40, 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 Kimberlie A. McCue, a married woman by Warranty deed from David W. Johnson and wife, Ashley Johnson of record in Instrument No. 20070727-0089283 Register's Office for Davidson County, Tennessee, dated July 18, 2007 and recorded on July 27, 2007.

Being the same property conveyed to Kimberlie A. McCue and Michael S. Olson, Trustees, or their successors in trust, under the Kimberlie A. McCue Living Trust dated September 11, 2000, an undivided one-half (1/2) interest by Quit Claim deed from Kimberlie A. McCue, a married woman, and husband Michael S. Olson of record in Instrument No. 20090820-0078582 Register's Office for Davidson County, Tennessee, dated April 30, 2009 and recorded on August 20, 2009.

Being the same property conveyed to Michael S. Olson and Kimberlie A. McCue, Trustees, or their successors in trust, under the Michael S. Olson Living Trust, dated September 11, 2000, an undivided one-half (1/2) interest by Quit Claim deed from Kimberlie A. McCue, a married woman, and husband Michael S. Olson of record in Instrument No. 20090820-0078583 Register's Office for Davidson County, Tennessee, dated April 30, 2009 and recorded on August 20, 2009.

Being the same property conveyed to Kimberlie A. McCue and Michael S. Olson, Trustees, or their successors in trust, under the Kimberlie A. McCue Living Trust dated September 11, 2000, an undivided one-half (1/2) interest by Amended Quit Claim deed from Kimberlie A. McCue, a married woman, and husband Michael S. Olson of record in Instrument No. 20090921-0087859

Register's Office for Davidson County, Tennessee, dated April 30, 2009 and recorded on September 21, 2009.

Being the same property conveyed to Michael S. Olson and Kimberlie A. McCue, Trustees, or their successors in trust, under the Michael S. Olson Living Trust, dated September 11, 2000, an undivided one-half (1/2) interest by Amended Quit Claim deed from Kimberlie A. McCue, a married woman, and husband Michael S. Olson of record in Instrument No. 20090921-0087860 Register's Office for Davidson County, Tennessee, dated April 30, 2009 and recorded on September 21, 2009.

See also the Scrivener's Affidavit of record in Instrument No. 20190610-0055443 & 20190610-0055448 **Register's Office for Davidson County, Tennessee, dated** 6/3/2019 **and recorded on -** 6/10/19.

See also the Scrivener's Affidavit of record in Instrument No. 20190610-0055446 & 20190610-0055449 **Register's Office for Davidson County, Tennessee, dated** 6/3/2019 **and recorded on -** 6/10/19.

Being also known as 88 Lyle Ln Nashville, Tennessee 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 88 Lyle Ln, Nashville, TN 37210

(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 5th day of June, 2019.

Michael S. Olson
Michael S. Olson, Co-Trustee of the Michael S. Olson Living Trust dated June 23, 2005

Kimberlie A McCue
Kimberlie A. McCue, Co-Trustee of the Michael S. Olson Living Trust dated June 23, 2005

Michael S. Olson
Michael S. Olson, Co- Trustee of the Kimberlie A. McCue Living Trust dated June 23, 2005

Kimberlie A. McCue
Kimberlie A. McCue, Co-Trustee of the Kimberlie A. McCue Living Trust dated June 23, 2005

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael S. Olson and Kimberlie A. McCue, Trustees of the Michael S. Olson Living Trust dated June 23, 2005, one of the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 5th day of June, 2019.

KEITH L DEAN
Notary Public - Arizona
Maricopa County
Commission # 556385
My Commission Expires January 14, 2023

Notary Public

My commission expires: 1/14/23

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael S. Olson and Kimberlie A. McCue, Trustees of the Kimberlie A. McCue Living Trust dated June 23, 2005, one of the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 5th day of June, 2019.

KEITH L DEAN
Notary Public - Arizona
Maricopa County
Commission # 556385
My Commission Expires January 14, 2023

Notary Public

My commission expires: 1/14/23

RETURN RECORDED DOCUMENTS TO:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

