Karen Johnson Davidson County
Batch# 243551 DEEDWARR
06/14/2019 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,441.15
20190614-0057536

WARRANTY DEED

File No. TE0005343

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)

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 Dick, Jr., Et ux.	Movement Mortgage, LLC	
(NAME)	(NAME)	
2728 Alvin Sperry Pass	8024 Calvin Hall Rd	110-03-0A-056.00-CO
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN, 37122	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, we, **William S. Outlaw and Gloria Y. Outlaw, husband and wife** and **William David Outlaw and Angela Dawn Outlaw, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Dick, Jr. and Paula Dick, husband and wife,** 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. 56 on the Plan of Final Plat, Phase 2, Lakeside Meadows, a Cluster Lot Development of record in Plat at Instrument No. 20080512-0048984, 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 William S. Outlaw and Gloria Y. Outlaw by Warranty deed from David M. MacNeil and Kimberly Ann MacNeil, husband and wife of record in Instrument No. 20170323-0028404 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 23, 2017.

Being the same property further conveyed to William S. Outlaw and Gloria Y. Outlaw, husband and wife and William David Outlaw and Angela Dawn Outlaw, as tenants in common with rights of survivorship by Quitclaim deed from William S. Outlaw and Gloria Y. Outlaw, husband and wife of record in Instrument No. 20170323-0028406 Register's Office for Davidson County, Tennessee, dated March 17, 2017 and recorded on March 23, 2017.

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 2728 Alvin Sperry Pass, Mount Juliet, TN 37122

(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 13th day of June, 2019.

William S. Outlaw

Gloria Y. Outlaw

William David Outlaw

Angela Dawn Outlaw

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William S. Outlaw, Gloria Y. Outlaw, William David Outlaw and Angela Dawn Outlaw, 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 13th day of June, 2019.

LESLIE CARSIDE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

True Copy Certification

I, Jacquelyn Rudolph, 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, Jamie Ivey, a notary public for this county and state, Jacquelyn Rudolph, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY