WARRANTY DEED

Karen Johnson Davidson County
Batch# 276294 DEEDWARR
08/26/2019 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20190826-0085431

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of August, 2019

Notary Public

MY COMMISSION EXPIRES: 4-13-20

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S):
Steven Blake Amos and Macy G. Amos	Reliant Bank	63-4A-13
(NAME)	(NAME)	
1536 Stokley Lane	105 Continental Place #300	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20192028

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/we, **Daniel J. Dugan, as Trustee of the Daniel J. Dugan Trust, dated November 24, 2014**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Steven Blake Amos and Macy G. Amos, husband and wife**, 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 in Davidson County, Tennessee, being Lot No. 48, Phase Three, Cleveland Hall Subdivision, as shown on the plat of record in Instrument No. 20060106-0002332, previously referred to Instrument No. in prior deeds as Instrument No. 20061006-0002332, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

eing the same property conveyed to Daniel J. Dugan, as Trustee of the Daniel J. Dugan Trust, dated November 24, 2014 and Karen Zander Dugan, as Trustee of the Karen Zander Dugan Trust, dated November 24, 2014 by deed from Colleen Dugan, unmarried, dated August 21, 2017, of record in Instrument No. 20170822-0086048, Register's Office for Davidson County, Tennessee. Karen Zander Dugan, as Trustee of the Karen Zander Dugan Trust, dated November 24, 2014 conveyed her one half interest in said property to Daniel J. Dugan, as Trustee of the Daniel J. Dugan Trust, dated November 24, 2014 in Quitclaim Deed of record in Instrument No. 20171018-0106918, said Register's Office.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 11725, page 76, as amended in Instrument No. 20060113-0005680, Instrument No. 20071220-0146113, Instrument No. 20081014-0103112 and Instrument No. 20080208-0013290, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1536 Stokley Lane, Old Hickory, TN 37138
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of August, 2019

Daniel J. Dugan Trust, dated November 24, 2014

Daniel J. Dugan, Trustee

State of Tennessee)
County of Wilson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Daniel J. Dugan, as Trustee of the Daniel J. Dugan Trust, dated November 24, 2014, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th of August, 2019.

Christine L. Lind

Notary Public

My Commission Expires: 11/22/21

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Jessica Sparnell 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.

Attorney or Custodian

Birthright Title, LLC

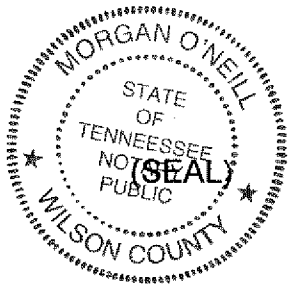
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Jessica Sparnell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 4-13-22



(SEAL)