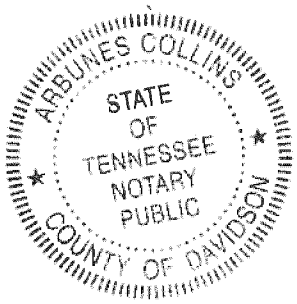
Karen Johnson Davidson County
Batch# 352615 DEEDWARR
02/03/2020 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $850.63
20200203-0012310

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Katherine Ballyf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8 day of January, 2020.

Arbunes Collins
Notary Public

MY COMMISSION EXPIRES: 1-9-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hannah Kristine Collins and Randy Shane Collins	Movement Mortgage, LLC	050 14 0 188.00
(NAME)	(NAME)	
3110 Wilmoth Road	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Chad A. Lautt, as Trustee of the Tip Top Trust dated October 11, 2007**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hannah Kristine Collins and Randy Shane Collins, wife and husband,** 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. 304 on the Plan of Parkwood Estates, Section II, as of record in Book 3300, Page 5, Register's Office for Davidson County, Tennessee.

SAID Lot No. 304 fronts 80 feet on the northerly side of Wilmoth Road and runs back 128 feet on the easterly line and 98.8 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 107.2 feet thereon.

Being the same property conveyed to Lloyd D. Hall and wife Myra T. Hall by Warranty Deed from Julius Hornbuckle and wife Marva HornBuckle dated March 19, 1992 and recorded March 24, 1992 in Book 8581, Page 629, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Myra Denice Tatum-Hall by Quitclaim Deed from Lloyd Douglas Hall dated March 25, 1998 and recorded April 3, 1998 in Book 10870, Page 533, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Chad A. Lautt, as Trustee of the Tip Top Trust dated October 11, 2007 by Warranty Deed from Myra Denice Tatum-Hall dated April 13, 2018 and recorded April 17, 2018 as Instrument No. 20180417-0036128, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3110 Wilmoth Road, Nashville, TN 37207

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 8th day of January 2020

Chad A. Lautt, as Trustee of the Tip Top Trust dated October 11, 2007

BY: Chad Lautt, Trustee
Chad Lautt
Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Chad A. Lautt, as Trustee of the Tip Top Trust dated October 11, 2007, the 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 and official seal this the 8th of January, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: MFR-2000078FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)