Karen Johnson Davidson County
Batch# 402894 DEEDWARR
05/19/2020 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,576.20
20200519-0052184

WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $426,000.00

Dana [illegible]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2020

Notary Public

MY COMMISSION EXPIRES: 1-3-2023

(AFFIX SEAL)

SAMANTHA KING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JANUARY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dustin McGregor	Loandepot.com, LLC	017 00 0 326.00
(NAME)	(NAME)	
1834 Union Hill Rd.	4800 N. Scottsdale Rd Suite 3800	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Scottsdale, AZ 85251	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Dustin L. Wagoner and Ashley L. Wagoner, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dustin McGregor, an unmarried man,** 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. 1 on the Subdivision Plan of the Ayers Property, of record in Instrument No. 20090417-0035209, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Dustin L. Wagoner and Ashley L. Wagoner, husband and wife, by Warranty Deed from Grant V. Taskerud, a married man, and Sandra K. Taskerud, an unmarried woman, dated August 30, 2018 and recorded September 5, 2018 in Instrument No. 20180905-0087922, in the Register's Office of Davidson County, Tennessee.
Subject to Taxes for 2020 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1834 Union Hill Rd., Goodlettsville, TN 37072

(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/our hands this 14th day of May, 2020.

Dustin L. Wagoner

Ashley L. Wagoner

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dustin L. Wagoner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of May, 2020.

Notary Public
My Commission Expires: 6/19/2023

JENNIFER A HOFFMAN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 06-19-2023

State of Oregon
County of Linn

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashley L. Wagoner, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for purposes therein contained.

WITNESS my hand and seal this 13 day of May, 2020.

Notary Public
My Commission Expires: May 10, 2022

OFFICIAL STAMP
BRITTANY WALLING
NOTARY PUBLIC-OREGON
COMMISSION NO. 974380
MY COMMISSION EXPIRES MAY 10, 2022

File No.: 20202298

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a 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.

Tameika Jones

State of Tennessee

County of Williamson

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

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY