(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of July, 2020.

(Affix Seal) Notary Public

My Commission Expires: 03-08-21

2020-1251-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Karen Johnson Davidson County
Batch# 446853 DEEDWARR
07/30/2020 12:14:22 PM 2 pgs
Fees: $13.00 Taxes: $1,294.63

20200730-0084143

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mark Lucas 4508 Dumfries Alley Nolensville, TN 37135	CMG Mortgage ~~NEW OWNER~~ 3160 Crow Canyon Rd Suite 400 San Ramon, CA 94583	Map/Parcel 187 09 0A 257.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Johnell Thomas and Taylor Thomas, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents does hereby transfer and convey unto **Mark Lucas, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, that 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. 257, on the Plan of Burkitt Village, Phase 5, Section 2, as of record in Instrument No. 20160608-0057962, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Johnell Thomas and Taylor Taylor, husband and wife by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated December 19, 2016, of record in Instrument No. 20161222-0134898 and Scrivener's Affidavit to correct the name of the Grantees to Johnell Thomas and Taylor Thomas of record in Instrument No. 20170207-0012951, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year of 2020, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4508 Dumfries Alley, Nolensville, TN 37135 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, his heirs and assigns forever; and the GRANTORS, do covenant with the said GRANTEE that they lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 29 day of July, 2020:

Johnell Thomas

Taylor Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29th day of July, 2020, before me personally appeared Johnell Thomas and Taylor Thomas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of July, 2020.

Notary Signature
My commission expires:

