WARRANTY DEED

Karen Johnson Davidson County
Batch# 454139 **DEEDWARR**
08/11/2020 01:00:57 PM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20200811-0089276

JM-SB-RM-20-2756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

R. L. MOORE NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF AUGUST 2020.

Notary Public

MY COMMISSION EXPIRES: January 8, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elliott Malone and Bianca Anais Malone	Mortgage Research Center dba Veterans United Home Loans	
(NAME) **2756 Alvin Sperry Pass**	(NAME) 1460 Veterans United Dr	**110-03-0A-126.00-CO**
(ADDRESS) **Mount Juliet, TN 37122**	(ADDRESS) Columbia, mo. 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DERRALL TILSON AND BRITTANY TILSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLIOTT MALONE AND BIANCA ANAIS MALONE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 126 on the Plan of Phase 3, Lakeside Meadows of record in Plat at Instrument No. 20150406-0029421, 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 Derrall Tilson and Brittany Tilson, husband and wife by Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company of record in Instrument No. 20150814-0081858 Register's Office for Davidson County, Tennessee, dated August 13, 2015 and recorded on August 14, 2015.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record as Instrument Number 20150406-0029421, Register's Office of Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Lakeside Meadows with By-Laws appended thereto, of record in Instrument Number 20080731-0078498, as amended in Instrument Number 20110927-0074551, Register's Office for Davidson County, Tennessee.
- Charter for Lakeside Meadows HOA of record in Instrument Number 20070320-0033988, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 20161103-0116578, Instrument No. 201611-03-0116579, Instrument No. 20161103-0116580, Instrument No. 20161103-0116581 and Instrument No. 20161103-0116582, in the Register's Office for Davidson County, Tennessee.
- Soil Absorbtion Letter of record in Book 6431, Page 609, in the Register's Office for Davidson County, Tennessee.
- Right of Use of Spring of record in Book 1001, Page 112, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070112-0005324, in the Register's Office for Davidson County, Tennessee.
- Dedication of Easement and Maintenance Agreement for sewage pumps, service lines, ingress/egress and appurtenances of record in Instrument Number 20150609-0053959, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2756 Alvin Sperry Pass, Mount Juliet, Tennessee 37122**.
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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 10th DAY OF AUGUST, 2020.

Derrall Tilson

Brittany Tilson

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 10th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 10th of August, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212