Karen Johnson Davidson County
Batch# 619340 DEEDWARR
04/20/2021 02:45:30 PM 2 pgs
Fees: $13.00 Taxes: $1,239.13
20210420-0052940

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0139

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 334,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of April, 2021

Notary Public

Commission Expires: May 9, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Louis M. Police 5971 Lickton Pike Goodlettsville, TN 37072	loandepot.com, LLC 4800 N. Scottsdale Rd, Ste 3800 Scottsdale, AZ 85251	017-00-0-089

WARRANTY DEED

FOR AND IN 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,

Landon R. Bagwell, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Louis M. Police

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, described as follows, to-wit:

Beginning at a point in the south right-of-way line of Lickton Pike, said point being 25 feet from the center of said Lickton Pike, and also being the northeast corner of the James R. Guy property, the same being a part of the property conveyed to James R. Guy from Charlie Ayers, a deed of record in Book 2275, Page 203 in the Registers Office of Davidson County, Tennessee; thence along the said James R. Guy's east line south 23 degrees 30' East 326 feet to an iron pin in J.W. Key's northerly line; thence along J.W. Key's northerly line North 65 degrees 24' East 75 feet to an iron pin; thence North 24 degrees 12' West 348.6 feet to an iron pin in the south right-of-Way line of Lickton Pike; thence South 47 degrees 25' West 75 to the beginning.

BEING the same property conveyed to Landon R. Bagwell, married by Warranty Deed from Brandon Schneider and Rhonda Hannah, dated 10/11/2019 and recorded 10/17/2019 in Instrument No. 20191017-0106649, Register's Office for Davidson County, Tennessee.

Sarah Britton, spouse of Landon R. Bagwell, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5971 Lickton Pike Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of April, 2021.

Landon R. Bagwell

Sarah Britton

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Landon R. Bagwell and Sarah Britton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 15 day of April, 2021.

Notary Public
My Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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

WARRANTY DEED