WARRANTY DEED

Karen Johnson Davidson County
Batch# 711306 DEEDWARR
09/08/2021 10:21:19 AM 2 pgs
Fees: $13.00 Taxes: $1,299.63

20210908-0120092

G-VRES-21-1535

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ MAURY -BL

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,250.00.

Connie Liggett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2021.

Brittany P. Liggett
Notary Public

MY COMMISSION EXPIRES: 06/22/2022
(AFFIX SEAL)

BRITTANY P. LIGGETT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

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)
Randell Luangrath	Movement Mortgage, LLC c/o ServiceMac, LLC	
(NAME)	(NAME)	**051-10-0J-017.00-CO**
1535 Royal St	PO Box 29411	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Phoenix, AZ 85038	
(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, **GRANT M.D. LANDIS, A SINGLE MAN, AND MICHAEL D. LANDIS, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RANDELL LUANGRATH, AN UNMARRIED MAN,** 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 situated in Davidson County, Tennessee, being Unit 17, as established in Declaration of Covenants, Conditions and Restrictions for Homes at The Briar, a Horizontal Property Regime with Private Elements of record at Instrument No. 20190211-0012787, as amended at Instrument Nos. 20190305-0020002 and 20190306-0020312, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grant M.D. Landis, a single man, and Michael D. Landis, a married man by Warranty deed from Arty, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201203-0140423 Register's Office for Davidson County, Tennessee, dated October 13, 2020 and recorded on December 3, 2020. Being a portion of the same property conveyed to Arty, LLC, LLC, a Tennessee Limited Liability Company by Warranty deed from North by Northeast Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20181022-0104664 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 22, 2018.

The above referenced property was investment property for Michael D. Landis and has never been his principal marital residence.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 37, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1512, Page 544, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190211-0012787, as amended at Instrument Nos. 20190305-0020002 and 20190306-0020312, Register's Office for Davidson County, Tennessee.
- Metro Water Services Letter of Responsibility of record in Instrument Number 20190430-0039838, 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: **1535 Royal St, Madison, Tennessee 37115**.

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 31st DAY OF AUGUST, 2021.

Grant M.D. Landis

Michael D. Landis, by Grant M.D. Landis, Attorney in fact
Michael D. Landis by Grant M.D. Landis,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRANT M.D. LANDIS, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRANT M.D. LANDIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of MICHAEL D. LANDIS, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL D. LANDIS.

Witness my hand and official seal, this the 31st of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)



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