WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017214 DEEDWARR
Recvd: 02/28/17 10:03 2 pgs
Fees:13.00 Taxes:573.50

20170228-0019675

G-RR-17-2120-39

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant Rebecca E. Bilbrey

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

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)
Rebecca E. Bilbrey	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
2120 Lebanon Pike #39	~~Trailing Docs~~ 8024 CALVIN HALL RD	**095-05-0B-065.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Indian Land, SC 29707**	
(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, **ANNIE B. BUTRUM, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBECCA E. BILBREY, UNMARRIED,** 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:

Being Unit No. 39 on the Master Deed of Easthaven Townhomes of record in Instrument No. 20010806-0083543, said Register's Office for Davidson County, Tennessee, to which master deed of reference is made for a more complete description thereof.

Being the same property conveyed to Annie B. Butrum, unmarried by Warranty deed from William K. Jacobs, unmarried of record in Instrument No. 20050204-0013276 Register's Office for Davidson County, Tennessee, dated February 03, 2005 and recorded on February 04, 2005.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20010806-0083543, amended in Instrument No. 20020709-0082357, Instrument No. 20030425-0055753, Instrument No. 20031007-0147961 and Instrument No. 20040419-0043570, Register's Office for Davidson County, Tennessee.
- Charter for Easthaven Townhomes HOA of record in Instrument Number 20010806-0083542 amended in Instrument No. 20020709-0082356, in the Register's Office for Davidson County, Tennessee.
- Ingress & egress easement of record in Instrument Number 20031007-0147962, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Instrument Number 20010628-0068559, in the Register's Office for Davidson County, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20020709-0082358 and Instrument No. 20070710-0083021, in the Register's Office for Davidson County, Tennessee.
- Transmission line easement of record in Book 1163, Page 638 and Book 1207, Page 513, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20040319-0031672, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2120 Lebanon Pike #39, Nashville, Tennessee 37210**.

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 24th DAY OF FEBRUARY, 2017.

Annie B. Butrum by Barbara J. Robinson, Attorney in fact
Annie B. Butrum by Barbara Jean Robinson,
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, Barbara Jean Robinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANNIE B. BUTRUM as per the Power of Attorney of record in Instrument No. 20170209-0013751, Register's Office for Davidson County, Tennessee, and who acknowledged he/she/they executed the same as the free act and deed of the said ANNIE B. BUTRUM.

Witness my hand and official seal, this the 24th of February, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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