Davidson County DEEDWARR
Recvd: 04/17/17 12:23 2 pgs
Fees:13.00 Taxes:1442.63
20170417-0036904

WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jacob Thomas Loban	~~NEW OWNER~~	08513001100
(NAME)	(NAME) movement mortgage	
3214 Toddway Court	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bedrock Global Capital, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jacob Thomas Loban, an unmarried man**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:
Being Lot No. 23 on the Plan of Nob Hill, as of record in Book 2663, page 31, Register's Office for said County. Said Lot No. 23 fronts 85 feet on the east side of Toddway Court, and extends back 267.5 feet on the south line and 278.5 feet on the north line, to a dead line in the rear, on which it measures 153 feet.

Being the same property conveyed to Bedrock Global Capital, LLC by Warranty Deed from Paul Brandon Milam, unmarried recorded on September 12, 2016, of record in Instrument No. 20160912-0095500, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 3214 Toddway Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hands this 11th day of April, 2017.

by: _____ auth. agt.
Bedrock Global Capital, LLC by
J. Trent Lehman, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Trent Lehman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be an authorized agent of Bedrock Global Capital, LLC and that he as such authorized agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as authorized agent.

WITNESS my hand and seal this 13th day of April, 2017.

_____
Notary Public
My Commission Expires: 5-5-2020

EMILY MARGARET CROWDER
NOTARY PUBLIC
TENNESSEE
COUNTY OF DAVIDSON

File No.: 11997

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic versic 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.

Signature _____

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature _____

My Commission Expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON