WARRANTY DEED

KARA L. WALL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-18-2018

W-VW-17-1310

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____ (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)
Vida Wakeman	**Movement Mortgage, LLC**	
(NAME) **1223 Kenmore Court**	(NAME) **Trailing Docs**	**072-06-0-330.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **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, **BETH ANDREA POTTS, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VIDA WAKEMAN, A SINGLE WOMAN,** 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. 8 on the Plan of Kenmore Court Subdivision of record in Plat Book 1835, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 8 fronts 39.28 feet on the Northeasterly margin of Kenmore Court and extends back 201.9 feet on the Northwesterly line and 176.2 feet on the Southerly line to a broken line in the rear measuring 228.6 feet thereon.

Being the same property conveyed to Beth Andrea Potts by Quitclaim Deed from Frank Clayton Potts, Jr. of record in Instrument No. 20001027-0106637 Register's Office for Davidson County, Tennessee, dated October 06, 2000 and recorded on October 27, 2000.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 1835, Page 113, Register's Office for Davidson County, Tennessee.
- Easement for Water Line of record in Book 2037, Page 149, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4070, Page 729, 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: **1310 Kenmore Court, Nashville, Tennessee 37216**.

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.

BILL GARRETT, Davidson County
Trans:T20170041503 DEEDWARR
Recvd: 05/16/17 10:22 2 pgs
Fees:13.00 Taxes:736.30
20170516-0048394

Witness my/our hand(s) this the 12th DAY OF MAY, 2017.

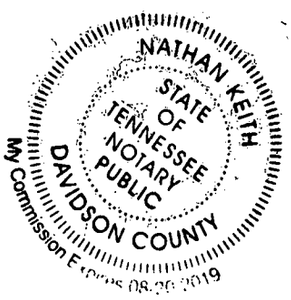
Beth Andrea Potts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETH ANDREA POTTS, 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 12th of May, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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