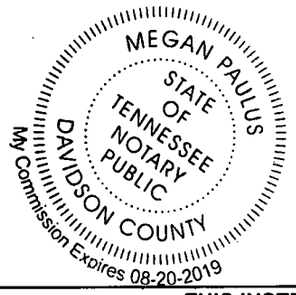
WARRANTY DEED



P-BR-17-417

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (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)
Ula Hedwig	**Movement Mortgage, LLC**	
(NAME) **417 Raintree Place**	(NAME) **8024 Calvin Hall Road**	**086-11-0B-013.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(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, **JAMES L. SHIPMAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ULA HEDWIG, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. Apartment Unit No. 1, Building 8, together with Garage No. 8-1-G, of Raintree Village, Section A (Hermitage Woods, Phase II and II-A, Condominium Apartments), a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et set. of the Tennessee Code Annotated, under the Master Deed establishing Raintree Village, Section A (Hermitage Woods, Phase II and II-A, Condominium Apartments of record in Book 4753, Page 140, as amended in Book 4980, Page 378 and Book 5165, Page 781, Book 5172, Page 77 and instrument of termination in Book 5091, page 39 and Instrument No. 20040826-0103606 and 20040428-0047940, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on plat of record in Book 4860, Pages 62 through 64, in said Register's Office; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to James L. Shipman, an unmarried man by Special Warranty deed from The Bank of New York Trust Company N.A. as successor to JP Morgan Chase Bank N.A. as Trustee of record in Instrument No. 20080124-0007548 Register's Office for Davidson County, Tennessee, dated January 02, 2008 and recorded on January 24, 2008.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4860, Page 62-64, inclusive;
- Master Deed of record in Book 4753, Page 140, as amended in Book 4980, Page 378 and Book 5165, Page 781, Book 5172, Page 77 and Instrument of Termination in Book 5091, Page 39 and Instrument Nos. 20040826-0103606 and 20040428-0047940;
- HOA By-Laws of record in Book 5122, Page 878, Book 6229, Page 970 and Book 10382, Page 596;
- HOA Charter of record in Book 4753, Page 101;
- Access Easement and Public Utility and Drainage Easement of record in Book 4460, Page 82;
- HOA Charter of record in Instrument No. 20161207-0128737, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **417 Raintree Place , Hermitage, Tennessee 37076**.

BILL GARRETT, Davidson County
Trans:T20170041862 DEEDWARR
Recvd: 05/17/17 09:53 2 pgs
Fees:13.00 Taxes:425.50

20170517-0048771

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 15th DAY OF MAY, 2017.

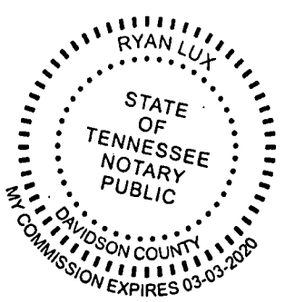
James L. Shipman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES L. SHIPMAN, 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 15th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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