WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/8/21
(AFFIX SEAL)

PAUL HINMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03/08/2021

B-BR-17-2509

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)
Cassandra C. Olear	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
2509 Slaydon Drive	**Trailing Docs**	**071-040-305.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**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, **THEODORE WILLIAMS, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASSANDRA C. OLEAR,** 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. 640 ON THE PLAN OF FINAL PLAT OF SHEPARDWOOD SUBDIVISION, SECTION SIX OF RECORD IN PLAT BOOK 6900, PAGE 753, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RONNIE FITZGERALD GENTRY, UNMARRIED BY WARRANTY DEED FROM JACK WILLIAMS CONSTRUCTION COMPANY, INC. OF RECORD IN BOOK 8296, PAGE 166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 15, 1991 AND RECORDED ON FEBRUARY 21, 1991.

BEING THE SAME PROPERTY CONVEYED TO THEODORE WILLIAMS, A MARRIED PERSON BY WARRANTY DEED FROM RONNIE FITZGERALD GENTRY, UNMARRIED OF RECORD IN INSTRUMENT NO. 20170223-0018091 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 15, 2017 AND RECORDED ON FEBRUARY 23, 2017.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 753, Reglster's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7910, Page 855 and re-recorded in Book 9471, page 372, 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: **2509 Slaydon Drive , Nashville, Tennessee 37207**.

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:T20170050619 DEEDWARR
Recvd: 06/14/17 09:14 2 pgs
Fees:13.00 Taxes:917.23

20170614-0059481

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

Theodore Williams by John Gleaves,
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, JOHN GLEAVES, 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 THEODORE WILLIAMS, and who acknowledged he/she/they executed the same as the free act and deed of the said THEODORE WILLIAMS.

Witness my hand and official seal, this the 12th of June, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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