WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170068054 DEEDWARR
Recvd: 08/07/17 14:15 2 pgs
Fees:13.00 Taxes:314.50

20170807-0080638

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2017

Notary Public

MY COMMISSION EXPIRES: 6/12/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires June 12, 2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sylvia L. Fox	Movement Mortgage, LLC	053-11-0-064.00
(NAME)	(NAME)	
106 Becker Ave.	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Karla J. Wardlow, an unmarried woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sylvia L. Fox, a married woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 58.5 feet of Lot 28, Block B, on the Plan of Subdivision Map No. 3 of Life & Casualty Insurance Company Property at Old Hickory, Tennessee, of record in Book 974, page 11, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Karla J. Wardlow, an unmarried woman, by Warranty Deed from Sullivan & Cason Associates, LLC F/K/A BCS Associates, LLC, dated May 4, 2012, of record in Instrument No. 20120511-0040999, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 974, page 11, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 106 Becker Ave., Old Hickory, TN 37138
(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 hand this 28th day of July, 2017.

Karla J. Wardlow

Karla J. Wardlow

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Karla J. Wardlow, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of July, 2017.

Notary Public
My Commission Expires: 6/12/21

File No.: 25742

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 12, 2021