Bill Garrett Davidson County
Batch# 3641 DEEDWARR
09/22/2017 09:08:30 AM 2 pgs
Fees: $13.00 Taxes: $784.40
20170922-0097241

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$212,000.00.**

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 15 day of September, 2017

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Linda Nicole Christopher	Movement Mortgage, LLC	075-06-0-047.00
4240 Samoa Drive	8024 Calvin Hall Road	
Hermitage, TN 37076	Indian Land, SC 29707	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The 4240 Samoa Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Linda Nicole Christopher and Kyle Richard Kurtz**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 293, on the Plan of Hermitage Estates, Section II, of record in Book 3700, page 23, Register's Office for said County.

Said Lot No. 293 fronts 75 feet on the westerly margin of Samoa Drive and runs back between lines measuring 158.55 feet on the northerly line and 152.2 feet on the southerly line to a line in the rear measuring 101.62 feet thereon.

Being the same property conveyed to Robert W. Bogle and wife, Reba D. Bogle by deed from James E. Hutchins and wife, Maxine Hutchins on July 25, 1972 of record in Book 4625, page 451, Register's Office for Davidson County, Tennessee. And further conveyed to Andy Maloney, as Trustee for The 4240 Samoa Drive Trust by deed from Robert W. Bogle and wife, Reba D. Bogle, on June 22, 2017, of record in Instrument Number 20170623-0063451, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee for The 4240 Samoa Drive Trust.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3700, page 23, Register's Office Davidson County, Tennessee.

This is improved property known as: **4240 Samoa Drive, Hermtiage, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 15, 2017.

The 4240 Samoa Drive Trust,

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Successor Trustee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 15, 2017

My commission expires 5-5-19

Notary Public

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

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