WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M177024

WARRANTY DEED

Bill Garrett Davidson County
Batch# 5277 DEEDWARR
09/27/2017 12:06:22 PM 2 pgs
Fees: $13.00 Taxes: $425.50

20170927-0098933

G-VRES-17-407

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 22nd DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 4-28-19
(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)
Bojan Zivak	Movement Mortgage, LLC	
(NAME) **407 Churchill Crossing**	(NAME) 8024 Calvin Hall Rd.	**034-03-0B-407.00-CO**
(ADDRESS) **Madison, TN 37115**	(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, **AMANDA D. FERRIS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BOJAN ZIVAK, AN UNMARRIED MAN,** 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 Unit No. 407, Phase 4, Building 4, Churchill Crossing Condominiums, a horizontal property regime established by Master Deed of record in Book 7792, Page 915, as amended in Book 7804, Page 616, Book 7845, Page 540; Book 10635, Page 110, Book 10996, Page 199, and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amanda D. Andrews, a single person by Warranty deed from Campbell Investments of record in Instrument No. 20151231-0131634 Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on December 31, 2015.

Amanda D. Andrews having since married and is now known as Amanda D. Ferris. Douglas Ferris joins in the execution of this Warranty Deed to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 25, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7792, Page 915; as amended in Book 10635, Page 110, Book 7804, Page 616, Book 7845, Page 540, Book 10996, Page 199 and as Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7788, Page 924, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10779, Page 627, in the Register's Office for Davidson County, Tennessee.
- ByLaws of record in Book 7792, Page 915 (at Page 938), in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20110606-0043272 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: **407 Churchill Crossing, Madison, Tennessee 37115**.

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 22nd DAY OF September, 2017.

Amanda D. Ferris

Douglas Ferris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA D. FERRIS, 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 22nd day of September, 2017.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS FERRIS, 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 22nd day of September, 2017.

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

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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