WARRANTY DEED

Bill Garrett Davidson County
Batch# 19269 DEEDWARR
10/30/2017 10:42:30 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20171030-0110863

DAVID R. A. ROETTGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2017

Notary Public

MY COMMISSION EXPIRES: 7.13.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thang No	Movement Mortgage, LLC	175060a04800co
(NAME)	(NAME)	
1148 Shallowbrook Trail S	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jane Ann Kayser, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Thang No, a married man,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 48 on the Plan of Section One, The Preserve at Old Hickory Cluster Lot Subdivision, according to plat and survey appearing of record in Instrument No. 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jane Ann Kayser, a single person by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20130506-0045569, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1148 Shallowbrook Trail S, Antioch, TN 37013
(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/our hands this 26 day of October 2017.

Jane Ann Kayser

Jane Ann Kayser

State of Indiana
County of Hendricks

Personally appeared before me Jane Ann Kayser, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26 day of October, 2017.

Notary Public
My Commission Expires: 06/19/21

File No.: 12616

JODY BAILEY
Hendricks County
NOTARY PUBLIC
NOTARY SEAL
My Commission Expires 06-19-2021
STATE OF INDIANA

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019