Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-2174

STATE OF TENNESSEE
COUNTY OF Williamson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of November, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Bill Garrett Davidson County
Batch# 32591 DEEDWARR
12/04/2017 10:00:40 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20171204-0123207

Address of New Owner	Send Tax Bills To:	Map & Parcel
Maureen Vanderpan 411 Seneca Court Nashville, TN 37214	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	096-05-0-144.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

The 411 Seneca Court Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Maureen Vanderpan, a married woman

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:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Woodberry Park of record in Plat Book 2133, Page (s) 117 through 119, inclusive, 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 Cindy S. Smith, Trustee by Quitclaim Deed from Gary Arthur Weaver and wife, Mary Agnes Weaver Bryan, now divorced, of record in Book 8308, Page 335, Register's Office for Davidson County, Tennessee, dated March 11, 1991 and recorded on March 12, 1991 and within the same deed the said Cindy S. Smith, Trustee conveyed his interest in the subject property to Gary Arthur Weaver and wife, Betty A. Weaver (Value of consideration shown in aforementioned deed $0.00.).

Being the same property conveyed to The 411 Seneca Court Trust by Warranty Deed from Betty Weaver, Widow of record in Instrument No. 20171017-0106111 Register's Office for Davidson County, Tennessee, dated October 06, 2017 and recorded on October 17, 2017. The deed inadvertently left off the name of the Trustee on the grantor line.

IS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 411 Seneca Court, Nashville, TN 37214.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of November, 2017.

The 411 Seneca Court Trust

Amanda Dean, Successor Trustee

State of Tennessee
County of Robertson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Amanda Dean, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The 411 Seneca Court Trust the within named bargainor, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of November, 2017.

EMMALYN G. HENDRIX NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

Notary Public

My commission expires: 5-5-19