WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Anne Marie Angel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **20TH DAY OF APRIL, 2018.**

Notary Public

MY COMMISSION EXPIRES 7-26-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jonathan Firth and Michael Citarella	Movement Mortgage, LLC	09101009700
(NAME) 6203 Louisiana Avenue	(NAME) 8024 Calvin Hall Road	
(ADDRESS) Nashville, TN 37209	(ADDRESS) 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, **Janice L. Frank, a single person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jonathan Firth and Michael Citarella,** 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. 4, Block 5, on the Map of Cherokee Park, of record in Book 161, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janice L. Frank, a single person by deed dated June 23, 1998 from Hodges & Son, Inc., a Tennessee Corporation of record in Book 10990, Page 14, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6203 Louisiana Avenue, Nashville, TN 37209
(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.

Bill Garrett Davidson County
Batch# 84046 DEEDWARR
04/23/2018 03:40:30 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20180423-0038184

Witness my/our hands this **20th** day of **April, 2018**

Janice L. Frank

State of Tennessee
County of Davidson

On this 20th day of April, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Janice L. Frank, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 20th day of April, 2018.

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public L. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 18-Firth

True Copy Certification

I, Penny G. 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.

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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY