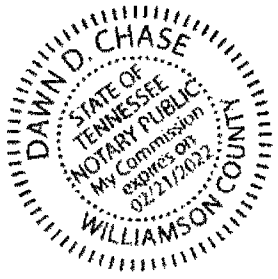
Bill Garrett Davidson County
Batch# 85926 DEEDWARR
04/27/2018 02:01:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20180427-0039971

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Nicholas Reese	Movement Mortgage, LLC	094 01 0 337.00
(NAME)	(NAME)	
907 South 14th Street	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Merrill Elizabeth Durham and David Michael Durham, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicholas Reese, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 57, Revised Plan of Shelby Heights, Section 1, as of record in Book 2330, Page 171, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 50 feet on the easterly side of South 14th Street and extends back 145.9 feet on the southerly line and 147.9 feet on the northerly line to a dead line, measuring 56.5 feet thereon.

Being the same property conveyed to Merrill Elizabeth Durham and David Michael Durham, wife and husband by Warranty Deed from Integrity Properties, LLC, a Wyoming limited liability company dated July 20, 2011 and recorded July 21, 2011 as Instrument No. 20110721-0055894, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 907 South 14th Street, Nashville, TN 37206

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, his heirs and assigns forever; and we do covenant with the said Grantee 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, his 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 our hands this 26th day of April, 2018.

Merrill Elizabeth Durham

David Michael Durham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Merrill Elizabeth Durham and David Michael Durham, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

File Number: FRN-182554FC

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.

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
My Commission Expires 05-06-2019