WARRANTY DEED

Bill Garrett Davidson County
Batch# 104087 DEEDWARR
06/13/2018 10:53:17 AM 2 pgs
Fees: $13.00 Taxes: $756.65

20180613-0056718

M-CR-18-01403

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

MISTY M. NEWCOMB NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

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)
Michael J. Henke	**Movement Mortgage, LLC**	
(NAME) **1403 Straightway Avenue**	(NAME) **8024 Calvin Hall Road**	**072-14-0-100.00**
(ADDRESS) **Nashville, TN 37206**	(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, **JORDAN W. BUIE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL J. HENKE, MARRIED,** 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 the northerly part of Lot No. 11 on the Plan of the Resubdivision of Lots 28, 29 and 30, Brownsville of record in Plat Book 57, Page 1, in the Register's Office for Davidson County, Tennessee.

Said north part of Lot No. 11 fronts 40.00 feet along the northerly margin of Straightway Avenue and extends back between parallel lines, 75.00 feet to a dead line in the rear.

Being the same property conveyed to Jordan W. Buie by Warranty Deed from Michael Esmond and wife, Doris L. Esmond, recorded November 16, 2016 in Instrument No. 20161116-0120755, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 1, Register's Office for Davidson County, Tennessee.
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

**For the purpose of this conveyance the subject property was not the Grantor's primary residence.

This is **improved** property known as: **1403 Straightway Avenue, Nashville, Tennessee 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(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 1 DAY OF JUNE, 2018.

Jordan W. Buie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JORDAN W. BUIE, 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 1st of June, 2018.

Notary Public
My Commission Expires: 7/5/21
(SEAL)



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