Bill Garrett Davidson County
Batch# 133435 DEEDWARR
08/27/2018 09:29:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20180827-0084455

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/5/20

(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

W-BR-18-02304

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)
Andrew Walker	**Movement Mortgage, LLC**	
(NAME) **2304 S. Grafton Ct.**	(NAME) **8024 Calvin Hall Road**	**135100C03100C0**
(ADDRESS) **Nashville, TN 37217**	(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, **VIRGINIA FAYE VICTORY AND NANCY JANE DURHAM,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW WALKER, AN UNMARRIED MAN,** 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 Lot No. 37 on the Plan of Ransom Park, Section 1 of record in Instrument No. 20011023-0115381, 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 Virginia M. Bond by Warranty Deed from Fischer & Ford Group, LLC of record in Instrument No. 20040203-0012909 Register's Office for Davidson County, Tennessee, dated January 30, 2004 and recorded on February 3, 2004. Virginia M. Bond having since died.

The grantors convey the subject property as devisees under the Last Will and Testament of Virginia Mai Bond as evidenced in Docket No. 18P730 in the Circuit Court of Davidson County, Tennessee, Probate Division.

Furthermore, the grantors also convey said property as Executrices of the Estate of Virginia Mae Bond as to convey any interest in the subject property that may have been held by the Estate.

Virginia Faye Victory and Virginia F. Victory being one and the same person.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record as Instrument Number 20011023-0115381, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20000725-0073496, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20081210-0119250, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Easement of record in Instrument Number 20010206-0011474, in the Register's Office for Davidson County, Tennessee.
- Easement to the American Telephone and Telegraph Company of Tennessee, Inc. of record in Book 1237, Page 111, in the Register's Office for Davidson County, Tennessee.
- Easement to the City of Nashville, acting by and through the Electric Power Board of the City of Nashville of record in Book 2649, Page 593, in the Register's Office for Davidson County, Tennessee.
- Right of Way Deed to the Department of Highways and Public Works at Nashville, Tennessee of record in Book 2905, Page 509, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2304 S. Grafton Ct. Nashville, Tennessee 37217**.

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 24th DAY OF AUGUST, 2018.

Virginia F. Victory

Virginia F. Victory

Virginia F. Victory
Co-Executrix of the Estate of Virginia Mai Bond

Nancy Jane Durham

Nancy Jane Durham

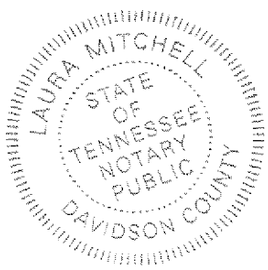
Nancy Jane Durham
Co-Executrix of the Estate of Virginia Mai Bond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA F. VICTORY AND NANCY JANE DURHAM, INDIVIDUALLY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of August, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

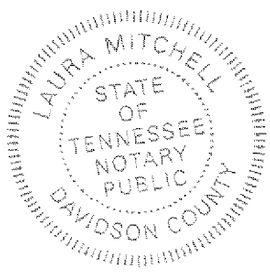


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VIRGINIA F. VICTORY AND NANCY JANE DURHAM, AS CO-EXECUTRICES OF THE ESTATE OF VIRGINIA MAI BOND, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th of August, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



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

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.