WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 140101 DEEDWARR
09/12/2018 09:44:57 AM 2 pgs
Fees: $13.00 Taxes: $702.63

20180912-0090378

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phillip G. Wennerstrom	Movement Mortgage, LLC	135-09-0-006.00
(NAME)	(NAME)	
2018 Forges Drive	8024 Calvin Hill Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	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 considerations, the receipt of which is hereby acknowledged, I Elizabeth Ann Duley , an unmarried woman, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Phillip G. Wennerstrom and Abigail B. Wennerstrom , husband and wife, hereinafter called the GRANTEE(S), their 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 all of Lot No. 5 on the Plan of UNA Manor, Section Two, of record in Plat Book 2900, Page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Said Lot No. 5 fronts 120 feet on the northerly margin of Forges Drive and runs back between parallel lines, measuring 253 feet to a dead line in the rear.

Being the same property conveyed to Elizabeth Ann Duley by Deed from James S. Collins and Sam W. Collins, as tenants in common, dated 12/17/2003 recorded 12/22/2003, of record in Instrument No. 20031222-0181453, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees and all matters appearing on the Plan of record in Book 2900, page 95, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2018 Forges Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 261287
Warranty Deed TN

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), his/her/their 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), his/her/their 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 hand this 7th day of September, 2018 .

Elizabeth Ann Duley by

By: Kathy Wolfe her atty in fact Date: 9/07/18

Elizabeth Ann Duley by Kathy Wolfe her atty in fact

State of TENNESSEE
County of WILSON

On this 7th day of August, 2018, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Kathy Wolfe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the **attorney-in-fact of Elizabeth Ann Duley**, and is authorized by her and does hereby acknowledge the execution of this instrument on her behalf.

Tracey Trumphour

Notary Public
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122