(2)

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 151088 **DEEDWARR**
10/12/2018 10:53:07 AM 2 pgs
Fees: $13.00 Taxes: $847.30

20181012-0101394

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

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-25-2020
(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
Felicia M. Weishaar	Movement Mortgage LLC	044-11-0-B-001.00 CO
(NAME)	(NAME)	
404 Lawrence Street	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	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/we **Solution Capital, LLC**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Felicia M. Weishaar, an unmarried woman** hereinafter called the GRANTEE(S), his/her/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 Unit 404 as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 404 Lawrence and 407 Hadley, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161221-0134189, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Unit.

Being part of the same property conveyed to Solution Capital, LLC by Warranty Deed from Allen Bollinger and Melinda Bollinger, dated 04/05/2016 recorded 04/11/2016, of record in Instrument No. 20160411-0034103, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the boundary plats of record in Book 1424, Page 68, Book 1424, Page 69 and Book 1835, Page 87; Covenants, conditions, easements and restrictions of record in Instrument 20161221-0134189; Restrictions as contained in Deed of record in Book 1939, Page 296 and Book 2447, Page 151; Charter of record in Instrument 20161221-0134188, in the 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 ☒ 404 Lawrence Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 254150
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), her 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), her 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 hands this 9th day of October, 2018.

SOLUTION CAPITAL, LLC

By: _____ Date: 10/9/18
Brian Gilday, Assistant Chief Manager

State of Tennessee
County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brian Gilday with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Assistant Chief Manager the within named bargainor, a Tennessee Limited Liability Company, and that he as such Assistant Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Brian Gilday, as such Assistant Chief Manager.

Witness my hand and Official seal this 9th day of October, 2018.

_____
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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