WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-3192

R-VRES-18-0903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/15/2021 (AFFIX SEAL)

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Nicholas J. Keck	**MOVEMENT MORTGAGE, LLC**	
(NAME)	(NAME)	
903 Cheatham Place	**8024 CALVIN HALL ROAD**	**081-12-0F-005.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**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, **LAUREN E. COOPER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS J. KECK,** 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 Unit B and also shown as Unit 1421B in the Declaration and Master Deed Establishing a Horizontal Property Regime for the Lee Andrew's Corner at Cheatham Place Townhomes of record in 20070105-0002242 and First Amendment recorded in 20140903-0080446 in the Registers of Deeds Office for Davidson County, Tennessee. Reference is made to First Amendment recorded in 20140903-0080446 for a more comprehensive and binding description.

Being the same property conveyed to Lauren E. Cooper, an unmarried woman by Warranty deed from Joseph L. Perry, a single person of record in Instrument No. 20150529-0049740 Register's Office for Davidson County, Tennessee, dated May 28, 2015 and recorded on May 29, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20070105-0002242, as amended in Instrument No. 20140903-0080446, 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: **903 Cheatham Place, Nashville, Tennessee 37208**.

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.

Karen Y Johnson Davidson County
Batch# 168142 DEEDWARR
11/29/2018 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20181129-0116317

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Nashville, TN. 37203
File No.

Witness my/our hand(s) this the 14th DAY OF NOVEMBER, 2018.

Lauren E. Cooper by [signature] AS ATTORNEY IN FACT
Lauren E. Cooper by Nathan Keith as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHAN KEITH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAUREN E. COOPER, and who acknowledged he/she/they executed the same as the free act and deed of the said LAUREN E. COOPER.

Witness my hand and official seal, this the 14th of November, 2018.

[signature]
Notary Public
My Commission Expires: 3-3-2020
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)