(1)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/6/2019
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 182860 **DEEDWARR**
01/11/2019 10:41:06 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20190111-0003082

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Daniel R. Cremin<br>2905 Dobbs Avenue<br>Nashville, TN 37211 | Movement Mortgage, LLC<br>8024 Calvin Hall Road<br>Indian Land, SC 29707 | 119-14-0-039.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Heyburn Underwood and Jessica Underwood, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Daniel R. Cremin, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 17 of Block "F" on the Plan of Part One of Woodbine Courts, as of record in Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Heyburn Underwood and Jessica Underwood, husband and wife, by Warranty Deed dated 10/31/2013 from Kyle Sloan and wife, Amanda J. Sloan of record in Instrument 201311040114008, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 2905 Dobbs Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 10th day of January, 2019.

Heyburn Underwood

Heyburn Underwood

Jessica Underwood

Jessica Underwood

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I, the undersigned, a Notary Public for the County of Williamson and State of Tennessee, do hereby certify that Heyburn Underwood and Jessica Underwood personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 10th of January, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

