WARRANTY DEED

Karen Johnson Davidson County
Batch# 200248 DEEDWARR
02/28/2019 11:16:17 AM 2 pgs
Fees: $13.00 Taxes: $2,849.00

20190228-0018273

R-PR-19-221

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/1/2020
(AFFIX SEAL)

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)
Taylor Wirth and David Goldman	**MOVEMENT MORTGAGE, LLC**	
(NAME)	(NAME)	**083-06-0-153.00**
221 Scott Avenue	**8024 CALVIN HALL ROAD**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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, **MICHAEL BURGEVIN, UNMARRIED AND FRANK FAZIO, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TAYLOR WIRTH AND DAVID GOLDMAN, A MARRIED COUPLE,** 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. 11 and the North 25 feet on Lot 12 on the Plan of Beaumont Place of record in Plat Book 332, Page 38, 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 Michael Burgevin, an unmarried man and Frank Fazio, an unmarried man, as tenants in common with the rights of survivorship by Warranty deed from Charlotte Vermeeren, a single woman of record in Instrument No. 20170105-0001153 Register's Office for Davidson County, Tennessee, dated December 30, 2016 and recorded on January 05, 2017.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 332, Page 38, 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: **221 Scott Avenue, Nashville, Tennessee 37206**.

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 27th DAY OF FEBRUARY, 2019.

Michael Burgevin

Frank Fazio

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL BURGEVIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK FAZIO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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