39B

Karen Johnson Davidson County
Batch# 202749 DEEDWARR
03/06/2019 12:39:42 PM 3 pgs
Fees: $18.00 Taxes: $3,043.25

20190306-0020557

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $822,500.00

Affiant

Subscribed and sworn to before me, this 1ST DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/22
(AFFIX SEAL)

ANGELA K. POSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cody Bender and Liina Bender, husband and wife	Movement Mortgage, LLC (NAME)	114 16 0 001.00
751 Rodney Drive (ADDRESS)	8024 Calvin Hall Rd (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Indian Land, SC. 29707 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kelly Ford Patrick and Scott A. Patrick, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cody Bender and Liina Bender, husband and wife, hereinafter called the Grantees, their heirs 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. 202 ON THE PLAN OF WEST MEADE HILLS, SECTION 8, OF RECORD IN BOOK 3600, PAGES 61 AND 62, 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 KELLY FORD PATRICK AND SCOTT A. PATRICK, WIFE AND HUSBAND BY WARRANTY DEED FROM MIAS PRETORIUS AND HENDRIKA J. PRETORIUS, DATED JANUARY 29, 2016 AND FILED IN INSTRUMENT NUMBER 20160202-0009848, IN REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 751 Rodney Drive, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 1st day of March, 2019.

WARRANTY DEED
(Continued)

Kelly Ford Patrick

Scott A. Patrick

STATE OF ~~Colorado~~ New York

COUNTY OF New York

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

Witness my hand and official seal, this the 1st day of March, 2019.

Notary Public

My Commission Expires:
(SEAL)

JAMILLAH RASHEEDAH GOULD THOMAS
Notary Public – State of New York
NO. 01GO6271797
Qualified in New York County
My Commission Expires Nov 5, 2020

STATE OF New York

COUNTY OF

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

Witness my hand and official seal, this the 1st day of March, 2019.

Notary Public

My Commission Expires:
(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

WARRANTY DEED
(Continued)

Kelly Ford Patrick

Scott A. Patrick

STATE OF Colorado

COUNTY OF

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

Witness my hand and official seal, this the 1st day of March, 2019.

Notary Public

My Commission Expires:
(SEAL)

STATE OF ~~New York~~ Colorado

COUNTY OF Douglas

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

Witness my hand and official seal, this the 1st day of March, 2019.

Notary Public

My Commission Expires: 8/5/19
(SEAL)

S. SNYDER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034026007
MY COMMISSION EXPIRES 08/05/2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072