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Karen Johnson Davidson County
Batch# 203866 DEEDWARR
03/08/2019 11:01:24 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20190308-0021475

(Notary Stamp)

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $255,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of February, 2019.

Notary Public

My commission expires: 6-21-2021

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
T. Graham Howell and Lynzey Howell	Movement Mortgage, LLC	148-10-0-051.00
3922 Creekside Drive	8024 Calvin Hall Rd.	
Nashville, TN 37211	Indian Land, SC. 29707	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Brandi Duplechain, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

T. Graham Howell and Lynzey Howell, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 171 on the Plan of Section Five, Locuswood of record in Plat Book 2663, Page 43, 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 Brandi Duplechain, a single woman by Warranty Deed from Cheri Shelar, married, of record in Instrument No. 20130114-0004339, Register's Office for Davidson County, Tennessee, dated January 08, 2013.

The signature of Brandi Duplechain is signed by his or her duly appointed Attorney-in-fact Baliee Duplechain, pursuant to the Power of Attorney recorded in Book ____* page _____ Register's Office for Davidson County, Tennessee.

*20190308-0021474

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This is improved property known as **3922 Creekside Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of February, 2019.

Brandi Duplechain by Bailee Duplechain her attorney in fact
Brandi Duplechain, by Bailee Duplechain as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Bailee Duplechain, to me known (or proved to me on the basis of satisfactory evidence) to be the person who as Attorney in Fact executed the foregoing instrument in behalf of Brandi Duplechain and who acknowledged that she as the Attorney in Fact executed the same as the free act and deed of Brandi Duplechain.

Witness my hand and official seal this 26th day of February, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000001-528