G#31567-2 BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 206635 DEEDWARR
03/18/2019 09:02:00 AM 2 pgs
Fees: $13.00 Taxes: $1,283.90

20190318-0024213

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$347,000.00.**

Lindsey N Major
Affiant

Subscribed and sworn to before me, this the 15th day of March, 2019.

Notary Public
My commission expires: 11/8/21
(AFFIX SEAL)

ANDREW THOMAS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lindsey N. Major	**Movement Mortgage, LLC**	**119010C00100CO**
2217 A Sadler Avenue	**8024 Calvin Hall Rd**	
Nashville, TN 37210	**Indian Land, SC 29707**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Gabe Feltner Construction, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Lindsey N. Major, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit No. A on the Plan of 2217 Sadler Avenue Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 2217 Sadler Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161014-0108811, including without limitation the Bylaws appended thereto, and amended in Instrument No. 20161026-0112956, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plan of the 2217 Sadler Avenue Townhomes, shown on Exhibit "C" to the Declarations of record in Instrument No. 20161014-0108811, said Register's Office, for a more complete identification and description of said unit.

BEING part of the same property conveyed to Gabe Feltner Construction, LLC, a Tennessee limited liability company, by Quitclaim Deed dated October 13, 2016, from McKiss, LLC, a Tennessee limited liability company, of record in Instrument No. 20161014-0108810, Register's Office for Davidson County, Tennessee, and having been part of the same property conveyed to McKiss LLC, by Warranty Deed dated May 26, 2016, from Country Club Investors, LLC, a Tennessee limited liability company, of record in Instrument No. 20160606-0056633, and Affidavit of Scrivener's Error executed September 22 (2016), of record in Instrument No. 20160927-0101848, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20161014-0108811, Register's Office for Davidson County, Tennessee;

2) All matters as shown on the Plan of record in Book 547, Page 74, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions and Restrictions for 2217 Sadler Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161014-0108811, By-Laws appended thereto, First Amendment of record in Instrument No. 20161026-0112956, and Attorneys Certificate of record in Instrument No. 20181005-0098935, as corrected by Scrivener's Affidavit of record in Instrument No. 20190228-0018118, Register's Office for Davidson County, Tennessee;

4) Title to that portion of the premises, if any, embraced within the charter right of way of L&N Railroad; possession right of L & N Railroad to increase its right-of-way to the full extent of its charter;

5) Charter of 2217 Sadler Avenue Townhouse Corporation, of record in Instrument No. 20170703-0066709, Register's Office for Davidson County, Tennessee; and,

6) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **2217 A Sadler Avenue, Nashville, TN 37210**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 15th day of March, 2019.

Gabe Feltner Construction, LLC, a Tennessee limited liability company

By: _____
Gabe Feltner, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Gabe Feltner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Chief Manager** of **Gabe Feltner Construction, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Gabe Feltner** as **Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **15th** day of **March, 2019.**

_____
Notary Public

My Commission Expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY