This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $430,000.00

Affiant

Subscribed and sworn before me this the 1 day of April, 2019.

Notary Public
My commission expires: 9/18/22

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin Stevens	Movement Mortgage, LLC	091-07-0M 005.00
4900 Tennessee Ave.	8024 Calvin Hall Road	
Nashville, TN 37209	Indian Land, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN RISER AND EMILY RISER F/K/A EMILY E. GALLENTINE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN STEVENS AND HOLLY STEVENS, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 5 on the Plan of Nations Park, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Nations Park, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20140502-0037591, and amended in Instrument No. 20140506-0038563, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Nations Park, shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140502-0037591, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Emily E. Gallentine, single woman, by deed from Nations Park Cottages, LLC, a Tennessee limited liability company, dated 07/31/2015, of record in Instrument No. 20150805-0077681, said Register's Office.

The said Emily E. Gallentine and Emily Riser are one in the same person.

Steven Riser, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying his marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED UNIMPROVED PROPERTY KNOWN AS 4900 Tennessee Ave., Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 213529 DEEDWARR
04/03/2019 12:11:09 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20190403-0030289

Witness my hand this the 1 day of April, 2019.

Steven Riser

Emily Riser f/k/a Emily E. Gallentine

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven Riser and Emily Riser f/k/a Emily E. Gallentine, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1 day of April, 2019.

My commission expires: 9/18/22

Notary Public

