WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 213666 DEEDWARR
04/03/2019 03:06:41 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20190403-0030493

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)
Rick Stanley and Laura Stanley	MOVEMENT MORTGAGE, LLC	
(NAME)	(NAME)	**119-04-0-079.00**
3229 Trails End Lane	8024 CALVIN HALL ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, **ANGEL L. ROMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICK STANLEY AND LAURA STANLEY, HUSBAND AND WIFE,** 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. 93 on the Plan of Glencliff Estates, Section 5 of record in Plat Book 2133, Page 21, 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 Victor Hazelwood Trustee by Quitclaim Deed from Angel L. Roman of record in Instrument No. 20050816-0096885, Register's Office for Davidson County, Tennessee, dated June 30, 2005 and recorded on August 16, 2005 and within the same deed the said Victor Hazelwood, Trustee conveyed his interest in the subject property to Angel L. Roman, unmarried, and Judith A. Nieves, unmarried, as joint tenants with rights of survivorship. The said Judith A. Nieves having since died on March 19, 2016.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2133, Page 21, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1300, Page 290, Book 1373, Page 61, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2102, Page 339, in the 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: **294 Browning Road, Nashville, Tennessee 37211**.

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 29th DAY OF MARCH, 2019.

Angel L. Roman by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ANGEL L. ROMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said ANGEL L. ROMAN.

Witness my hand and official seal, this the 29th of March, 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