Karen Johnson Davidson County
Batch# 219747 DEEDWARR
04/18/2019 12:37:12 PM 2 pgs
Fees: $13.00 Taxes: $1,057.28

20190418-0035858

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for ~~this transfer~~ is $285,750.00

Affiant

Subscribed and sworn to before me, this 5th day of April, 2019.

Notary Public

My commission expires: 3/26/22

DANNY LEE SMITH NOTARY PUBLIC STATE OF TENNESSEE COMPARED WITH ORIGINAL RECORD SIGNATURE OF NOTARY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
151 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Nathan Ring	~~IBD~~ Movement Mortgage, LLC	**07111006300**
1430 Meridian Street	8024 Calvin Hall Rd	
Nashville, TN 37207	Indian Land, SC 29707	

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

Phillip Daniel Hayes, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Ring, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the southerly 35 feet of Lot No. 4 and the northerly 15 feet of Lot No. 5 on the Map of W.B. Dew's Subdivision of Seven Acres parted off the North side of G. Scrugg's Land, as of record in Book 332, page 53, said Register's Office, to which reference is hereby made for a more complete description.

Said parts of Lot Nos. 4 and 5 front together 50 feet on the westerly side of Meridian Street, and run back between
parallel lines 150 feet to an alley.

Being the same property conveyed to Phillip Daniel Hayes, unmarried, by Warranty Deed from M & R Urban Ventures I, LLC, dated May 25, 2018, of record in Instrument No. 20180529-0051157, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (____) property known as 1430 Meridian Street, Nashville, TN 37207.

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 in 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.

_____ Date: 4/5/19
Phillip Daniel Hayes

_____ Date: _____

STATE OF Tenn
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Phillip Daniel Hayes, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of April, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 9/6/22

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY