WARRANTY DEED

Karen Johnson Davidson County
Batch# 220108 DEEDWARR
04/22/2019 11:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20190422-0036362

Y-KW-19-1701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/5/24

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07/05/2024

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)
Mary G. Hyatt	Movement Mortgage, LLC	
(NAME)	(NAME)	094-02-0-235.00
1701 Sevier Street	5024 Calvin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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, **AUDREY JEAN CARR AND JACOB PRESTON CARR, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY G. HYATT, AN UNMARRIED WOMAN**, 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. 1 on the Plan of Resubdivision of Lot 81 and Lot 82, United Electric Railways Addition to Nashville of record in Plat at Instrument No. 20140729-0067581, 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 Audrey Jean Carr and Jacob Preston Carr, wife and husband, as tenants by the entirety by Quitclaim deed from Audrey Leder of record in Instrument No. 20160819-0086905 Register's Office for Davidson County, Tennessee, dated August 16, 2016 and recorded on August 19, 2016.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20140729-0067581, of revising Plat recorded in Plat Book 161, Page 8, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1701 Sevier Street, Nashville, Tennessee 37206**.

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 15th DAY OF APRIL, 2019.

Audrey Jean Carr by Jessica Randolph, Attorney-in-fact
Audrey Jean Carr by Jessica Randolph, Attorney-In-Fact

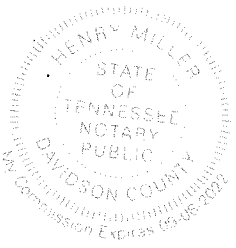
Jacob Preston Carr by Jessica Randolph, Attorney-in-fact
Jacob Preston Carr by Jessica Randolph, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA RANDOLPH, 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 AUDREY JEAN CARR AND JACOB PRESTON CARR, and who acknowledged he/she/they executed the same as the free act and deed of the said AUDREY JEAN CARR AND JACOB PRESTON CARR.

Witness my hand and official seal, this the 15th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amanda J. Arthur, a notary public for this county and state, Pam Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/23/2022

