Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-0693

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of April, 2019

Notary Public

Commission Expires: 9/6/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Caleb Noah Huey 1203 McGavock Pike Nashville, TN 37216	Movement Mortgage 8024 Calvin Hall Rd. Indian Land, SC 29707	072-06-0-315.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

MTMT, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Caleb Huey, 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 Southwest part of Lot No. 41 on the Plan of Map of Kenmore Place of record in Plat Book 332, Page 32 and 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot fronts 100 feet on the North side of McGavock Pike, formerly Maxey Lane, and runs back between parallel lines, along the Easterly margin of Baxter Court, 263 feet to a dead line.

Being the same property conveyed to Robert S. Dyer and wife, Susan Dyer by Quitclaim deed from Robert S. Dyer, an undivided 1/2 interest and wife, Susan K. Dyer, trustee of the Susan K. Dyer Revocable Living Trust U/A/D April 25, 1995, an undivided 1/2 interest of record in Instrument No. 20051107-0134740 Register's Office for Davidson County, Tennessee, dated October 25, 2005 and recorded on November 07, 2005, and re-recorded on March 22, 2006, recorded in Instrument No. 20060322-0032668.

Being the same property conveyed to Robert S. Dyer, individual, an undivided 1/2 interest and wife, Susan K. Dyer, Trustee of the Susan K. Dyer Revocable Living Trust U/A/D April 25, 1995, an undivided 1/2 interest by Quitclaim deed from Robert S. Dyer and wife, Susan K. Dyer of record in Instrument No. 20051117-0138978 Register's Office for Davidson County, Tennessee, dated October 25, 2005 and recorded on November 17, 2005.

Being the same property conveyed to MTMT, LLC by Warranty deed from Robert S. Dyer and Susan K. Dyer, Trustee of the Susan K. Dyer Revocable Living Trust u/a/d April 25, 1995 of record in Instrument No. 20180713-0068178 Register's Office for Davidson County, Tennessee, dated July 11, 2018 and recorded on July 13, 2018.

Karen Johnson Davidson County
Batch# 223740 DEEDWARR
04/30/2019 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,905.50
20190430-0039776

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1203 McGavock Pike, Nashville, TN 37216

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of April, 2019.

MTMT, LLC

By: Marcella Tudeen
Its: Authorized Signor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Marcella Tudeen, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Authorized Signor of MTMT, LLC, and that he as such Authorized Signor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 29th day of April, 2019.

Notary Public
My Commission Expires: 9/6/20

SUSAN L HELMRICH
NOTARY PUBLIC
TENNESSEE
STATE OF
COUNTY OF DAVIDSON
(Notary 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.

Jamie Ivey
Signature

State of Tennessee
County of Williamson

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

Amanda J. Arthur
Notary's Signature

My Commission Expires: 05/23/2022

