WARRANTY DEED

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-2-22
(AFFIX SEAL)

G-VRES-19-1434

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)
Ryan Reiss and Christina Ibsen Reiss	MOVEMENT MORTGAGE, LLC	
(NAME)	(NAME)	**072-04-0-264.00**
1434 Janie Avenue	8024 CALVIN HALL RD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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, **EVELYN L. SISCO, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN REISS AND CHRISTINA IBSEN REISS, 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:

RR CR

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Country Club Estates of record in Plat Book 843, Page 95, 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 Lot No. 12 fronts 100 feet on the Westerly side of Janie Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Evelyn L. Brooks, an unmarried woman by Warranty deed from Patricia A. Richards of record in Instrument No. 20060404-0037908 Register's Office for Davidson County, Tennessee, dated March 24, 2006 and recorded on April 04, 2006.

Evelyn L. Brooks having since married and is now known as Evelyn L. Sisco. The above described property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 95, 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: **1434 Janie Avenue, Nashville, Tennessee 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 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.

Karen Johnson Davidson County
Batch# 224190 **DEEDWARR**
04/30/2019 03:36:02 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20190430-0040025

Witness my/our hand(s) this the 26th DAY OF APRIL, 2019.

Evelyn Sisco

Evelyn L. Sisco

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVELYN L. SISCO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of April, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212