THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **818,000.00.** Ashley Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May, 2019. Ann Marie Angel Notary Public MY COMMISSION EXPIRES: 3/8/2021 (AFFIX SEAL)

Anne Marie Angel
State of Tennessee
Notary Public
Davidson County

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa K. Culver	Movement Mortgage, LLC	MAP
1302 Burton Valley Road	8024 Calvin Hall Rd.	PARCEL 131-15-0B-002.00-CO
Nashville, TN 37215	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **A & M Properties, LLC.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Teresa K. Culver, an unmarried woman**

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 Unit No. 2, together with the appurtenant interest in the common elements of Burton Townhomes, a horizontal property regime with private elements established by Declaration, of record in Instrument No. 20051109-0135654, Register's Office for Davidson County, Tennessee. Said unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 17 on the Plan of Harpeth Acres, Section Seven, of record in Plat Book 2331, Page 154, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to A and M Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Kenneth Robert Bauer and wife, Sheila Ann Bauer of record in Instrument No. 20170421-0039108 Register's Office for Davidson County, Tennessee, dated April 17, 2017 and recorded on April 21, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1302 Burton Valley Road, Nashville, TN 37215.**

Karen Johnson Davidson County
Batch# 230088 DEEDWARR
05/15/2019 09:31:30 AM 2 pgs
Fees: $13.00 Taxes: $3,026.60
20190515-0045681

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 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 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 hand(-) this the 13th day of May, 2019.

A & M Properties, LLC.

BY: Debbie Daebler

ITS: Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Debbie Daebler, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Agent of the maker, **A & M Properties, LLC.**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 13th day of May, 2019.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

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

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)