Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $694,900.00.

Affiant

Subscribed and sworn to before me, this the 7th day of June, 2019.

Notary Public

My commission expires: 5-3-21

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

Karen Johnson Davidson County
Batch# 242500 DEEDWARR
06/12/2019 01:22:53 PM 2 pgs
Fees: $13.00 Taxes: $2,571.13

20190612-0056475

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph Shipp Michelle Haft	MOVEMENT MORTGAGE LLC	083-02-0-371.00
1430B Greenwood Avenue	8024 CALVIN HALL ROAD	
Nashvile, TN 37206	INDIAN LAND, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STATHAN LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH SHIPP AND MICHELLE HAFT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: JS MH

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Sharpe & Horns Subdivision of Elwood Place of record in Plat Book 332, Page 18, 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. 21 fronts 18 feet on the Southerly side of Greenwood Avenue and runs back on the West line 170 feet, more or less, and on the East line 191 feet, more or less, with the Westerly margin of an alley, to an alley in the rear and shows 97 feet on the last mentioned alley.

Being the same property conveyed to Wilburn Kenneth Byers and wife, Cornelia T. Byers, by Warranty Deed from Mildred Hartman Murphy and Sherry Ann Grisham, recorded April 18, 1975 in Book 4905, Page 465, as corrected by instrument recorded February 27, 1976 in Book 5000, Page 420, in the Register's Office of Davidson County, Tennessee.

The said Wilburn Kenneth Byers having since died. The said Cornelia T. Byers having further conveyed to her interest to Cornelia T. Byers and Jacquelyn Byers by Warranty Deed recorded in Book 7413, Page 391, said Register's Office. See also, Quitclaim Deeds in Book 8218, Page 930 and Book 8218, Page 932. By Quitclaim Deed in Book 8292, Page 917 Cornelia T. Byers quitclaimed subject property to Jacqueline Byers, with Cornelia T. Byers reserving a life estate.

See also quitclaim Deed in Book 10258, Page 900, as corrected by Quitclaim Deed in Book 10889, Page 78, in which subject property was conveyed to Cornelia T. Byers for and during her life, and at her death, the remainder to Jacquelyn Byers and William N. Byers. The said Jacquelyn Byers having further conveyed her interest in subject property to Cornelia T. Byers, as to a life

estate and William N. Byers by Quitclaim Deed recorded in Book 11290, Page 891, as re-recorded in Book 11350, Page 658, and in Book 11481, Page 79, Book 11750, Page 852, in the Register's Office of Davidson County, Tennessee. The said Cornelia T. Byers having since died on November 09, 2009.

Being a portion of the same property conveyed to Robert Drimmer, a married man by Warranty deed from William N. Byers of record in Instrument No. 20170419-0038490 Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 19, 2017.
Being the same property conveyed to Robert Drimmer by Quitclaim deed from Robert Drimmer of record in Instrument No. 20170419-0038492 Register's Office for Davidson County, Tennessee, dated April 19, 2017 and recorded on April 19, 2017.

Being the same property conveyed to Stathan, LLC by Warranty deed from Robert Drimmer, married of record in Instrument No. 20171011-0104470 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 11, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1430B Greenwood Avenue Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of June, 2019.

Stathan, LLC

Nathan Weinberg, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Weinberg, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Stathan, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 7th day of June, 2019.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021