WARRANTY DEED

File No. 2019-57

Karen Johnson Davidson County
Batch# 246434 **DEEDWARR**
06/20/2019 03:14:34 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20190620-0059781

SUSAN MAGNUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/20/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tennessee 37129
(615)956-6466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marissa Dawn Miciotto	Movement Mortgage, LLC	82 7 372.00
631 Lischey Ave.	8024 Calvin Hall Road	
Nashville, TN. 37207	Indian Land, SC 29707	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **CALLE M. FIELDEN N/K/A CALLE M. JANSON, A MARRIED WOMAN** has this day bargained and sold and does hereby transfer and convey unto, **MARISSA DAWN MICIOTTO, AN UNMARRIED WOMAN,** their heirs and assigns, forever, 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. 16, on the Plan of Village Manor, as shown on plat of record in Plat Book 3300, page 55, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Calle M. Feilden, a single woman, n/k/a Calle M. Janson, married by Warranty Deed from Timothy A. Bozza and wife, Veronica Bozza of record in Instrument No. 20080806-0080901, Register's Office for Davidson County, Tennessee, dated July 31, 2008 and recorded on August 6, 2008. Said Calle M. Janson's spouse never occupied the property as her principal residence.

This conveyance is further subject to (1) applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property know as: 631 Lischey Avenue, Nashville, TN. 37207

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 our hands this 7 day of June 2019.

Calle M. Janson

Calle M. Janson

STATE OF ~~TENNESSEE~~ Indiana

COUNTY OF ~~RUTHERFORD~~ Scott

Before me, the undersigned Notary Public, personally appeared, **Calle M. Janson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 4-2-2022

Notary Public

After recording return to: American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K
Murfreesboro, TN. 37129
615-956-6466

