Name and Address of New Owner:
Benjamin Stewart
609 VILLAGE CT
NASHVILLE, TN 37206
Send Tax Bills To: ERC
~~Benjamin Stewart~~
MOVEMENT MORTGAGE, LLC
8024 CALVIN HALL RD
INDIAN LAND, SC 29707
This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 246445 **DEEDWARR**
06/20/2019 03:41:45 PM 2 pgs
Fees: $13.00 Taxes: $690.05

20190620-0059797

Map & Parcel No: 094-01-0-28800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Brian Gainous, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Benjamin Stewart an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Lot No. 116 on the Map of Shelby Village No. 2 as of record in Book 1835, Page 48, Register's Office for Davidson County Tennessee.

Said lot number 116 is described as being at a point in the northerly margin of Sevier Court, the corner of Lot 116 and 117; thence with the line between said lots, northwardly 77.4 feet to the common corner of lots 116 and 115; thence with the line between said lots westwardly 75 feet to the easterly margin of Village Court; thence the margin of said court, southwardly 73 feet to a concrete monument at the beginning of a curve; thence around said curve, southwestardly 41.1 feet to the point in the northerly margin of Sevier Court; thence with the margin of the same, eastwardly 69.4 feet to the beginning.

Being the same property conveyed to Brian Gainous by Quitclaim Deed from Mid-Ohio Securities, Custodian, FBO Jack H. Friedman IRA, recorded on September 21, 2018, and of record in Instrument No. 20180921-0093832, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mid-Ohio Securities, Custodian, FBO, Jack H. Friedman IRA by Warranty Deed from Joe Seigenthaler and wife, Charlene Cobb Seigenthaler, recorded on August 01, 2000, and of record in Instrument No. 20000801-0075904, Register's Office for Davidson County, Tennessee.

This is improved property known as 609 Village Court, Nashville, TN 37206.

THIS IS NOT NOW NOR HAS IT EVER BEEN THE PIRMARY RESIDENCE OF BRIAN GAINOUS OR HIS SPOUSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of June, 2019.

_____(SEAL)
Brian Gainous

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2019, before me personally appeared Brian Gainous, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (persons') free act and deed.

ALFRED BELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

Witness my hand, at office, this 14th day of June, 2019.

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $186,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
14th day of June, 2019.

_____
Notary Public
My commission expires:_____
File No. 2019-279

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022