WARRANTY DEED

R-BR-19-1337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

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)
Chelsea Doyscher Woodard and Spenser Woodard	**Movement Mortgage, LLC**	
(NAME) **1337 Stainback Avenue**	(NAME) **8024 Calvin Hall Road**	**071-15-0-227.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **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, **BAK GLOBAL INVSTMNTS2, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHELSEA DOYSCHER WOODARD AND SPENSER WOODARD, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot 78 and Lot 79, The Highland Land Co's Subdivision, as shown on Plan of record in Plat Book 421, Page 14, in the Register's Office of Davidson County, TN, to which Plan reference is hereby made for a more particular description of said property.

Said Lots adjoin and front together 50 feet on the Easterly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.

Being the same property conveyed to Bak Global Invstmnts2, LLC by Quitclaim deed from Brian Adrian Wong, unmarried of record in Instrument No. 20130115-0004623 Register's Office for Davidson County, Tennessee, dated January 11, 2013 and recorded on January 15, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 421, Page 14, 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: **1337 Stainback Avenue, Nashville, Tennessee 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 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# 247032 **DEEDWARR**
06/21/2019 03:22:34 PM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20190621-0060310

Witness my/our hand(s) this the 19th DAY OF JUNE, 2019.

BAK Global Invstmnts2, LLC

BY: _____
Suzie Wong
Authorized Agent

STATE OF FLORIDA
COUNTY OF SARASOTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUZIE WONG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of BAK GLOBAL INVSTMNTS2, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness ~~my hand and official seal, this the~~ 19th of June, 2019.

_____
Notary Public
My Commission Expires: 10/16/2020
(SEAL)

DANIELLE L. KINGSLEY
Notary Public - State of Florida
Commission # GG 004870
My Comm. Expires Oct 16, 2020

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