THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $309,500.00. Affiant Subscribed and sworn to before me this 18th day of June, 2019. Notary Public My Commission Expires: 01-24-23
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34825-05-2019**	

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 247280 DEEDWARR
06/24/2019 09:46:30 AM 4 pgs
Fees: $23.00 Taxes: $1,145.15
20190624-0060622

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rachel S. Guttmann, Nicholas Guttman 120 Windwood Circle Nashville, TN 37214	Movement Mortgage, LLC 8084 Calvin Hall Road Indian Land, SC 29707	Map and Parcel No.: 108 12 0 B 154 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William P. Judge and Linda L. Judge, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel S. Guttmann and Nicholas Guttman, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 120 Windwood Circle, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 18th day of June, 2019.

William P. Judge

Linda L. Judge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William P. Judge and Linda L. Judge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of June, 2019.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Phase 1A, Section 5 Harborview, as of record in Plat Book 7900, page 485, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William P. Judge and Linda L. Judge, husband and wife, by deed dated October 10, 2018 from Tia Repscher, unmarried, and Chase Caldwell, unmarried, of record in Instrument No. 20181012-0101410, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 108 12 0 B 154 00CO.
2. Declaration of Covenants, Conditions, and Restrictions for Harborview, of record in Book 7471, page 26, amended in Book 7646, page 142, Book 7646, page 147, Book 7646, page 149, rerecorded in Book 7647, page 648, Book 7732, page 749, Book 8263, page 534, Book 8271, page 863, Book 8297, page 380, Book 8634, page 19, Book 8856, page 361, and Book 9182, page 786, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Harborview at Cheswicke Homeowners Association, Inc., of record in Book 8297, page 376 and Book 9108, page 73, Register's Office for Davidson County, Tennessee.
4. Order for open space for cemetery tract of record in Book 9808, page 473, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 485, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5856, page 80, and Book 5856, page 84, Register's Office for Davidson County, Tennessee.
7. Deed of Conveyance for water and sewer lines of record in Book 6147, page 886 and Book 6147, page 893, Register's Office for Davidson County, Tennessee.
8. Right of Way and Access Easement of record in Book 8068, page 723, Register's Office for Davidson County, Tennessee.
9. Easement for sanitary sewer of record in Book 5658, page 984, Register's Office for Davidson County, Tennessee.
10. Storm water detention agreement of record in Book 7390, page 270, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Pamela Jo Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY