WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 7/26/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Seth J. Tidwell	Movement Mortgage, LLC	060 11 0B 002.00
(NAME)	(NAME)	Karen Johnson Davidson County
704 Cottage Park Dr	8024 Calvin Hall Road	Batch# 247678 DEEDWARR
(ADDRESS)	(ADDRESS)	06/24/2019 12:10:30 PM 2 pgs
Nashville, TN 37207	Indian Land, SC 29707	Fees: $13.00 Taxes: $1,128.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20190624-0060841

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alec R. Turgeon and Xiomara Turgeon, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Seth J. Tidwell, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee, being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for Cottage Park, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151203-0122006, as amended in Instrument No. 20160126-0007567 and Instrument No. 20160928-0102452, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alec R. Turgeon and Xiomara Turgeon, husband and wife by Warranty Deed from D225, LLC, a Tennessee limited liability company dated August 31, 2016 and recorded September 02, 2016 as Instrument No. 20160902-0092868, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 704 Cottage Park Dr, Nashville, TN 37207

File Number: GRN-1904957FC

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 20 day of June, 2019

Alec R. Turgeon

Xiomara Turgeon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Alec R. Turgeon and Xiomara Turgeon, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of June, 2019.

Notary Public

My Commission Expires: 11-8-22

(SEAL)

NATHAN TUSING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/23/2022

Notary Seal (if on paper)

File Number: GRN-1904957FC