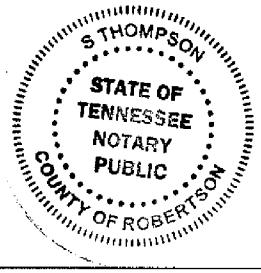
Karen Johnson Davidson County
Batch# 253897 DEEDWARR
07/08/2019 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20190708-0066465

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF July, 2019..

Notary Public

MY COMMISSION EXPIRES: 12.03.19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Claire Hanchey Seguin	MOVEMENT MORTGAGE, LLC	
(NAME)	(NAME)	
606 Glenpark Drive	8024 CALVIN HALL ROAD	12009009800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	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 considerations, the receipt of which is hereby acknowledged, **I Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Living Trust u/a/d August 16,2004**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Claire Hanchey Seguin**, **a married woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a 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. 5A-62 on the Plan of Glengarry Park Subdivision, Section 5-A, of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Said Lot No. 5A-62 fronts 100.00 feet on the northerly margin of Glenpark Drive and extends back 189.9 feet on the westerly line and 109.0 feet on the easterly line to a line in the rear, measuring 128.1 feet thereon.

Being the same property conveyed to Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Living Trust by Special Warranty Deed from Ronald Franklin Hoffman and David Wayne Hoffmann, dated 02/15/2019, and Recorded 02/20/2019 of record in Deed Instrument 201902200015354, and Scrivener's Affidavit recorded as Instrument No. 201903060020489 Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 3300, Page 58, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 3377, Page 567, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all 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.

unimproved ☐

This is improved ☒ 606 Glenpark Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 8th day of July, 2019.

Janet L. Curtis Revocable Living Trust u/a/d August 16,2004

By: Janet L. Curtis, Trustee Date: 7.8.19
Janet L. Curtis, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet L. Curtis with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of Janet L. Curtis, Trustee of the Janet L. Curtis Revocable Living Trust u/a/d August 16,2004, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of July, 2019.

Tracey Trumphour
Notary Public:
My Commission Expires: 5.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY