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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190520890**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,640,000.00. Affiant Subscribed and sworn to before me, this9th day of July, 2019. Notary Public My Commission Expires: _

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Johnson Davidson County
Batch# 254310 DEEDWARR
07/10/2019 08:53:28 AM 2 pgs
Fees: $13.00 Taxes: $6,068.00

20190710-0066981

WARRANTY DEED

Address New Owner: Earnest R. Smith, III., and Dianne Smith 2516 Belmont Blvd Nashville TN 37212	Send Tax Bills To: New Owner **Movement Mortgage, LLC** **8024 Calvin Hall Road** **Indian Land, SC 29707**	Tax Information: Tax Parcel ID No. 11704003700

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, **Harvard Reynolds and Myra Jane Reynolds, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Earnest R. Smith, III., and Dianne Smith, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being the Southerly 50 feet of Lot No. 111 on The Belmont Land Company's Plan of Belmont Heights of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee. Said Lot fronts 50 feet on the Easterly side of Belmont Boulevard and runs back between parallel lines with the Northerly margin of Sweetbriar Avenue 103 feet to an alley.

Being the same property conveyed to Harvard Reynolds and wife, Myra Jane Reynolds by Warranty Deed from Danny Murphy, a married man, recorded on the 8th day of April, 2008 in Instrument No. 20080408-0035573, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE BELMONT LAND COMPANY'S PLAN OF BELMONT HEIGHTS, as recorded in Plat Book 421, Page(s) 34.

This is improved property located at 2516 Belmont Blvd Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 9th day of July, 2019.

Harvard Reynolds

Myra Jane Reynolds

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Harvard Reynolds and Myra Jane Reynolds, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2019.

Notary Public

My Commission Expires: _____

