Karen Johnson Davidson County
Batch# 256077 DEEDWARR
07/12/2019 10:44:30 AM 3 pgs
Fees: $18.00 Taxes: $943.13
20190712-0068168

G#32040-2

WARRANTY DEED

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$254,900.00**.

Affiant

Subscribed and sworn to before me, this the 11th day of July, 2019.

Notary Public

My commission expires: 1/3/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew B. Sutton	**Movement Mortgage, LLC**	**173 09 0 A 439 00 CO**
8648 Gauphin Place	**8024 Calvin Hall Road**	
Nashville, TN 37211	**Indian Land, SC 29707**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Teresa F. Yancey and husband, Lewis W. Yancey II

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew B. Sutton, an unmarried man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND located in Davidson County, Tennessee, being all of Lot No. 378 on the Plan of Revision of Lots 367 through 383 and Open Space "A", Phase Six, Lenox Village, of record in Plat Instrument No. 200506170069532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Teresa F. Yancey and husband, Lewis W. Yancey II, by Limited Liability Warranty Deed dated April 20, 2015, from SIRVA Relocation Credit, LLC, a (Delaware) limited liability company, of record in Instrument No. 20150511-0042569, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 200506170069532, Register's Office for Davidson County, Tennessee;

2) Stormwater Detention Agreement Easement of record in Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee;

3) Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances Easement of record in Instrument No. 20030923-0140666, said Register's Office;

4) Charter for Homeowners Association of record in Instrument No. 20020412-0045831, said Register's Office;

5) Covenants, conditions, easements and restrictions of record in Instrument No. 20020315-0032826; supplement of record in Instrument No. 20040526-0062220, said Register's Office;

6) Covenants, conditions, easements and restrictions of record in Instrument No. 20020315-0032825; supplement of record in Instrument No. 20040526-0062221, said Register's Office; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **8648 Gauphin Place, Nashville, TN 37211**.

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 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 my/our hand(s) this **10th** day of **July, 2019.**

Teresa F. Yancey

Lewis W. Yancey II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Teresa F. Yancey and husband, Lewis W. Yancey II,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **10th** day of **July, 2019.**

Notary Public

My Commission Expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.