Karen Johnson Davidson County
Batch# 257091 DEEDWARR
07/15/2019 11:54:51 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50
20190715-0068868

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1207

WARRANTY DEED

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, the undersigned **Tessa Holder, an unmarried woman and Wendell Dwain Holder, Jr., a married man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Lukeus Wingo and Casey Wingo, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. B. as shown on the Plan Entitled Declaration Establishing a Horizontal Property Regime for 2312 Carter Avenue Townhomes, of Record in Instrument No. 20171018-0106792, Amended in Instrument No. 20171206-0124470, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tessa Holder, an unmarried woman and Wendell Dwain Holder, Jr, a Married man by Warranty deed from Urban Dwell Homes, L.P., A Tennessee Limited Partnership of record in Instrument No. 20180727-0073643 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on July 27, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2312 B Carter Avenue, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of July, 2019.

Tessa Holder

Wendell Dwain Holder, Jr.

State of Tennessee)
County of Davidson)

On this 8th day of July, 2019, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tessa Holder and Wendell Dwain Holder, Jr., the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 355,000.00.

Affiant

Sworn and subscribed before me on this the 8th day of July, 2019.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Lukeus Wingo	Movement Mortgage, LLC	083-04-3B 002.00-CO
2312 B Carter Avenue	8024 Calvin Hall Road	
Nashville, TN 37206	Indian Land, SC 29707	