This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$182,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191941	Affiant Sworn to and subscribed before me this 16th day of July, 2019. Notary Public My Commission Expires: 3-7-23
After Recording Return To The Above.	

P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 16th day of July, 2019, among:

MARILYNN E HINER, A MARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

Forward Motion Properties, LLC
A Tennessee limited liability company

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Karen Johnson Davidson County
Batch# 258462 DEEDWARR
07/18/2019 09:42:56 AM 3 pgs
Fees: $18.00 Taxes: $673.40

20190718-0070268

Being Lot No. 19 on the plan of F. O. Beazley's Subdivision of the Vaughn Tract, as of record in Plan Book 2, Page 105, Chancery Court at Nashville.

Said Lot No. 19 fronts 50 feet on the Easterly side of Hart Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Amos E. Bateman and wife, Mary B. Bateman, by deed from Willis Newton Webster and wife, recorded July 1, 1965 of record in Book 2439, page 92, Register's Office for said County. The said Amos E. Bateman having since died vesting fee simple title unto the wife Mary B. Bateman as surviving tenant by the entirety.

Being the same property conveyed to Marilynn E. Hiner, a single person by Quitclaim deed from Mary E. Bateman, a single person of record in Instrument No. 20150310-0020585 Register's Office for Davidson County, Tennessee, dated March 09, 2015 and recorded on March 10, 2015.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Marilynn E. Hiner

Marilynn E. Hiner

Nathan S. Hiner

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Marilynn E. Hiner,and Nathan S Hiner the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of July, 2019.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Forward Motion Properties, LLC
Address: 415 Hart Ave
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Forward Motion Properties, LLC
Address: 11205 Lebanon Rd Ste 211
City, State, Zip: Mount Juliet TN 37122

Tax ID: 082-08-0-261.00