BOX 10-B

Karen Johnson Davidson County
Batch# 263073 **DEEDWARR**
07/29/2019 08:48:08 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20190729-0074106

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$130,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHEN T. WILLINGHAM, ET AL	**MOVEMENT MORTGAGE LLC**	**069-16-0-027.00**
(NAME) **2005 MANCHESTER AVENUE**	(NAME) **8024 CALVIN HALL RD**	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS) **INDIAN LAND, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **TRACEY SANDERS RAGAN, MARRIED, FORMERLY KNOWN AS TRACEY SANDERS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN T. WILLINGHAM, AN UNMARRIED MAN AND MARISSA R. HRYCK, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND 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 or parcel of land in the 13th, formerly the 23rd Civil District of said County lying in the Villages of Bordeaux, described according to a survey made by George W. Watkins, Surveyor, October 17, 1960, as follows:

Beginning on the westerly margin of Manchester Avenue at the northeast corner of the property conveyed to the Trustees of Bordeaux Methodist Church, by deed from Ada. F. Bottero, of record in Book 1492, page 113, Register's Office for said County; thence with the northerly line of said Church property north 55° 19' west 207.6 feet to an iron pin; thence north 37° 20' east 30 feet to an iron pin; thence south 55° 15' east 205.8 feet to an iron pin in the westerly margin of Manchester Avenue; thence with said Avenue southwardly 50 feet to the beginning.

Being the same property conveyed to **TRACEY SANDERS**, by deed from **ADDIE LOUISE FORTE WELFEL**, of record in Instrument No. 20050830-0103738, dated August 23, 2005, said Register's Office.

This conveyance is subject to and any and all easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2005 MANCHESTER AVENUE, NASHVILLE, TN 37218**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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; 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 hand this 26th day of July, 2019.

TRACEY SANDERS RAGAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, **TRACEY SANDERS RAGAN,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged upon oath or affirmation that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of July, 2019.

Notary Public

My commission expires: MAY 2, 2022

