WARRANTY DEED

Karen Johnson Davidson County
Batch# 265186 DEEDWARR
08/01/2019 11:04:35 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20190801-0076033

KEVIN J. KEGARISE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF JULY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1141JW

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Katherine Marie Lindsey	Movement Mortgage	172-08-060.00
9305 Foxboro Dr. ~~6001 Hawkdale Dr.~~	8024 Calvin Hall Rd	
Brentwood, TN 37027 ~~Nashville, TN 37211~~	Indian Land, SC 29707	

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

JOYCE Y. AUSENBAUGH

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

KATHERINE MARIE LINDSEY, A MARRIED WOMAN

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

SEE EXHIBIT "A"

This is Improved property known as 6001 Hawkdale Dr., 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand on the 30th day of July, 2019.

Joyce Y. Ausenbaugh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, JOYCE Y. AUSENBAUGH, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of July, 2019.

Notary Public

My Commission Expires: 6/14/2023

KEVIN J. KEGARISE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

19-1141JW

EXHIBIT A - LEGAL DESCRIPTION

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Book 8654, Page 274 ID# 17208-60, being known and designated as:

Land in Davidson County, Tennessee, being Lot No. 23 on the plan of Forrest Acres Estate, Section 2, as shown on plat of record in Book 4175, Page 128, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Joyce Y. Ausenbaugh, formerly known as Joyce A. Graham, as an unmarried woman to Joyce Y. Ausenbaugh, an unmarried woman as recorded on the 7th day of January, 2005 in Instrument No. 20050107-0002981; Quitclaim Deed from Roger L. Graham to Joyce A. Graham as recorded on the 17th day of June, 1992 in Deed Book 8654, Page 274; Quitclaim Deed from Roger W. Moister, Jr. as chapter 7 trustee in bankruptcy for Juanita L. McSpedden to Roger L. Graham and wife Joyce A. Graham as recorded on the 3rd day of August, 1988 in Deed Book 7617, Page 357 and Warranty Deed from William L. McSpedden and wife, Evelyn Marie McSpedden to Roger L. Graham and wife, Joyce A. Graham as recorded on the 3rd day of August, 1988 in Deed Book 7617, Page 354, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

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

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FOREST ACRES ESTATES, SECTION 2, as recorded in Plat Book 4175, Page(s) 128.

4. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4424, Page 976 (Expired).