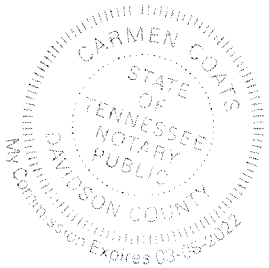
Karen Johnson Davidson County
Batch# 272697 DEEDWARR
08/16/2019 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,939.78
20190816-0082199

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,266.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF AUGUST, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Amber Kaset	Movement Mortgage	083 07 0R 002.00
(NAME)	(NAME)	
709 B Skyview Dr.	8024 Calvin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Indianland SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Steven Wells and Barbara Wells, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Amber Kaset, an unmarried woman**, hereinafter called the Grantee, her 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 Unit(s) B as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 709 Skyview, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), et seq., of record as Instrument 20150223-0015561, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven Wells and Barbara Wells, husband and wife by Warranty Deed from Cadence Construction, LLC, a Tennessee Limited Liability Company dated November 16, 2015 and recorded November 19, 2015 as Instrument No. 20151119-0117600, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 709 B Skyview Dr., Nashville, TN 37206

File Number: FRN-1907750SSO

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, 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 our hands this 15th day of August, 2019

Steven Wells by Makeysha Sorensen as Attorney-in-fact

Steven Wells
By Makeysha Sorensen as Attorney-in-Fact

Barbara Wells by Makeysha Sorensen as Attorney-in-fact

Barbara Wells
By Makeysha Sorensen as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Makeysha Sorensen, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steven Wells and Barbara Wells, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Steven Wells and Barbara Wells, for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-05-2020

File Number: FRN-1907750SSO

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022