Karen Johnson Davidson County
Batch# 276262 DEEDWARR
08/26/2019 09:53:15 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20190826-0085362

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of August, 2019.

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/22/2019

2019-204

Address of New Owner:	Send Tax Bills to:	Tax Information:
Clayton Stewart and Natalie Oxenham	Movement Mortgage, LLC	
1301 Edgewood Place	8024 Calvin Hall Road	083-05-0-256.00
Nashville, TN, 37206	Indian Land, SC 29707	

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, we

William Carlson, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Clayton Stewart and Natalie Jayne Oxenham, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Edgewood, E.T. Brown's Subdivision of the Barnsford Place of record in Plat Book 332, Page 73, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 60 feet on the Northerly side of Edgewood Place, and runs back 215 feet on the Easterly line and 216 feet on the Westerly line with the Easterly margin of an alley, to the Southerly side of Seymour (formerly Johnson) Avenue, measuring 50 feet thereon.

Being the same property conveyed to William Carlson, unmarried by Warranty deed from Jacquelyn C. Biggers, unmarried of record in Instrument No. 20181031-0107937 Register's Office for Davidson County, Tennessee, dated October 31, 2018 and recorded on October 31, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1301 Edgewood Place, 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 GRANTEES, their heirs and assigns, forever; and we

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 21st day of August, 2019.

William Carlson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Carlson, 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 at Nashville, Tennessee, this 21st day of August, 2019.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022