WARRANTY DEED

Karen Johnson Davidson County
Batch# 277758 **DEEDWARR**
08/29/2019 03:33:20 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20190829-0087440

JM-WR-19-1042

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christian Sedelmyer	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
1042 Granada Avenue	**8024 Calvin Hall Road**	**083-01-0-219.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JORDAN TAYLOR SLOAN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTIAN SEDELMYER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the plan of W.H. Hyronemous Addition as of record in Book 161, Page 174, Register's Office for said County, and part of Lot No. 8 in the division of the Estate of John Hobson, deceased as of record in Minute Book "L", Page 363, Circuit Court for Davidson County, Tennessee, described as follows:

Beginning at a point on the Southerly margin of Granada Avenue, formerly Bailey Avenue 145.6 feet Westwardly from the Gallatin Pike, as widened: running thence Southwardly parallel with the Westerly margin of the Gallatin Pike 120 feet, more or less, to the Southerly margin of the lot conveyed by Thos. S. Weaver, Clerk and Master, to Lula A. Lanier, by deed of record in Book 267, Page 257, said Register's Office; thence Westwardly along the Southerly margin of said last mentioned lot, 50 feet to the Southwest corner of the same; thence Northwardly parallel with the Westerly margin of The Gallatin Pike 119 feet to a point in the Southerly margin of the Granada Avenue; thence Eastwardly along the margin of said Granada Avenue 50 feet to the beginning.

Being the same property conveyed to Jordan Taylor, a single woman by Warranty deed from Ashley B. Pinson and Marvin Frank Pinson III of record in Instrument No. 20131226-0129725 Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 26, 2013.

The said Jordan Taylor has since married and is now known as Jordan Taylor Sloan. The spouse of the grantor, Mark William Sloan, Jr., joins in the execution of this instrument for the purpose of conveying his marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 164, Page 74, Register's Office for Davidson County, Tennessee.
- Plan of record in Minute Book L, Page 363, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1042 Granada Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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/our hand(s) this the 28th DAY OF AUGUST, 2019.

Jordan Taylor Sloan

Mark William Sloan, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

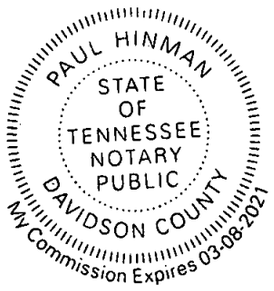


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK WILLIAM SLOAN, JR., the within named bargainor, 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 the 28th of August, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212