WARRANTY DEED

Karen Johnson Davidson County
Batch# 277875 DEEDWARR
08/30/2019 09:00:59 AM 2 pgs
Fees: $13.00 Taxes: $2,044.25

20190830-0087597

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

File No. DH0005623

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/18/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leland Elliott and Jennifer Elliott	Movement Mortgage, LLC	
(NAME)	(NAME)	
315 Peachtree Street	8024 Calvin Hall Road	119-05-0-017.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37210	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Ryan Hewitt, unmarried,** and **Katie Barnes, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Elliott and Leland Elliott, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Block 31 on the map of Cumberland Nurseries' Subdivision, as of record in Book 161, Page 112, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Peachtree Street at the Northeast corner of the property conveyed to W.R. Burnett and wife, by deed from J.T. Farmer and wife, of record in Book 1290, Page 523, said Register's Office; thence with Burnett's Easterly line Southwardly 248 feet to a dead line; thence with said dead line, Eastwardly 88 feet 7 inches to the Southeast corner of the property herein conveyed; thence Northwardly 248 feet to the Southerly margin of Peachtree Street; thence with the Southerly margin of said street, Westwardly 88 feet 7 inches to the point of beginning.

Being the same property conveyed to Ryan Hewitt and Katie Barnes, by Warranty Deed from Jason B. Wakefield and Belinda K. Wakefield, husband and wife, of record in Instrument No. 20150811-0079997, in the Register's Office of the Davidson County, Tennessee, dated August 4, 2015 and recorded on August 11, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 315 Peachtree Street, Nashville, TN 37210

(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, 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 my hand this 28th day of August, 2019.

Ryan Hewitt

Katie Barnes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Hewitt and Katie Barnes, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 28th day of August, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206