WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 9, 2022

O-VRES-19-3217

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)
Stephen Luke Van Wyk and Chelsea Lee Van Wyk	Movement Mortgage, LLC	
(NAME)	(NAME)	
3217 Avenal Ave.	8034 Calvin Road	**133-02-0-187.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **SUSAN ELIZABETH LEE, A SINGLE WOMAN** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN LUKE VAN WYK AND CHELSEA LEE VAN WYK, HUSBAND AND WIFE,** 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 Lot No. 17 on the Plan of Airdrie Subdivision "B" Property of D.C. Buell of record in Plat Book 547, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Susan Elizabeth Lee by Warranty deed from Georgia L. Middleman, married of record in Instrument No. 20130819-0086657 Register's Office for Davidson County, Tennessee, dated August 15, 2013 and recorded on August 19, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 42, 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: **3217 Avenal Ave., Nashville, Tennessee 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 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.

Karen Johnson Davidson County
Batch# 282712 DEEDWARR
09/09/2019 12:55:30 PM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20190909-0090876

Witness my/our hand(s) this the 6 DAY OF SEPTEMBER, 2019.

Susan Elizabeth Lee by Will Groner as attny in fact

Susan Elizabeth Lee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,WILL GRONES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SUSAN ELIZABETH LEE, and who acknowledged he/she/they executed the same as the free act and deed of the said SUSAN ELIZABETH LEE.

Witness my hand and official seal, this the 6th of September, 2019.

Stacey Denson Palmer

Notary Public
My Commission Expires: 1/3/23
(SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2023
Notary Seal (if on paper)