WARRANTY DEED

Karen Johnson Davidson County
Batch# 283900 DEEDWARR
09/11/2019 09:01:43 AM 2 pgs
Fees: $13.00 Taxes: $1,335.70

20190911-0091755



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $361,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9 DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori Ruggiero	Movement Mortgage, LLC	
(NAME)	(NAME)	
940 Gale Lane, Unit 104	8024 Calvin Hall Road	118-5-A 29 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	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, WE, **KATHRINE NELSON ADAMS, MARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LORI RUGGIERO, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 a lot designated as Building 14, Unit E, and further identified as Parcel Number 29, on the property tax map number 118-5-A, as shown on the revised plan of St. Martin Square, now known as 12 South Tower, a planned unit development, of record in Plat Book 4460, Page 186, Register's Office for Davidson County, Tennessee to which plan reference is made for a complete description and location of said lot.

Being the same property conveyed from Kathrine E. Nelson by Quitclaim Deed to Kathrine Nelson Adams, a married woman, of record in Instrument No. 20150515-0044868, said Register's Office.

Benjamin Earl Adams joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 940 Gale Lane, Unit 104, Nashville, TN 37204
(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 9th day of September, 2019

KATHRINE NELSON ADAMS

BENJAMIN EARL ADAMS

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 Kathrine Nelson Adams and Benjamin Earl Adams, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of September, 2019.

Commission expires:

Notary Public