Karen Johnson Davidson County
Batch# 288702 DEEDWARR
09/20/2019 08:38:53 AM 2 pgs
Fees: $13.00 Taxes: $1,694.60
20190920-0095582

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $458,000.00

Affiant

Subscribed and sworn to before me this the 16th day of September, 2019.

Notary Public

My commission expires: 9-6-22

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
BANKER TITLE & ESCROW CO.
310 WEST [illegible]

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Thomas D. Long	Movement Mortgage, LLC	091-07-3B-002.00-CO
703 Sneed Road W	8024 Calvinhall Rd.	
Franklin, TN 37069	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROB SHULER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS D. LONG, MARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 5218 Kentucky Avenue, a Horizontal Property Regime with Private Elements of record at Instrument No. 20151124-0119378, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Squirrel-Bear LLC, a Tennessee limited liability company by Warranty deed from 949 Main, LLC., a Tennessee limited liability company of record in Instrument No. 20150508-0042453 Register's Office for Davidson County, Tennessee, dated May 6, 2015 and recorded on May 8, 2015.

Being the same property conveyed to Rob Shuler, unmarried by Quitclaim deed from Squirrel-Bear LLC, a Tennessee limited liability company of record in Instrument No. 20161006-0105973 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 06, 2016. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5220 Kentucky Avenue B Nashville, Tennessee 37209.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5220 Kentucky Avenue, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2019.

Rob Shuler

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 Rob Shuler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021