Name and Address of New Owner:
Daniel Cox
506 Garfield Street
Nashville, Tennessee 37208

Send Tax Bills To:
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-084-R-002.00CO

Karen Johnson Davidson County
Batch# 289748 DEEDWARR
09/23/2019 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,097.90
20190923-0096317

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael Freeman Kenner, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Cox, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Unit B on Declaration of Covenants, Conditions, and Restrictions of the 1701 5th Avenue Townhomes, a Horizontal Property Regime with private elements, of record in Instrument No. 20160318-0026129, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael Freeman Kenner, by Warranty Deed from 1701 5TH, LLC, recorded July 14, 2017, of record in Instrument No. 20170713-0070574, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 506 Garfield Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of September, 2019.

_____(SEAL)
Michael Freeman Kenner By John A. Bell, Jr
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A. Bell, Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attorney in Fact for Michael Freeman Kenner, the within named bargainor, and he as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Michael Freeman Kenner by himself as said Attorney In Fact.

Witness my hand, at office, this 19th day of September, 2019.

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 07-06-2020

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $567,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
19th day of September, 2019.

Carmen Coats
_____
Notary Public
My commission expires:_____
File No. 2019-633

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-06-2023

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022