STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2019.

Notary Public
MY COMMISSION EXPIRES:
File No. 19-6776

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

Karen Johnson Davidson County
Batch# 302775 DEEDWARR
10/18/2019 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,143.30
20191018-0107050

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joel Murray and Lauren Murray (NAME)	MOVEMENT MORTGAGE, LLC (NAME)	172-12-0B-205.00-C
512 Cody Hill Court (STREET ADDRESS)	8024 CALVIN HALL ROAD (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	INDIAN LAND, SC 29707 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Rachel J. Felker and Nicholas R. Felker, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joel Murray and Lauren Murray, husband and wife**, 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 Lot No. 245 on the Plan of Section Eleven, Bradford Hills of record in Plat Book 7900, Page 6, amended in Plat Book 7900, Page 496, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rachel J. Felker and Nicholas R. Felker, wife and husband by Warranty Deed dated May 22, 2017 from Kathleen Turnmire and Dusty Turnmire, wife and husband, recorded May 25, 2017, in Instrument Number 20170525-0052082, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Covenant, Condition, or Restrictions of record in Book 8069, Page 170, Book 8885, Page 519, Book 9055, Page 826, recorded in the Register's Office of Davidson County Register of Deeds.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 496, Boundary Plat in Book 7900, Page 6, Register's Office for Davidson County, Tennessee.

3. Subject to Charter of HOA in Book 8071, Page 520, Register's Office for Davidson County, Tennessee.

4. Subject to Bylaws of record in Book 8071, Page 531, Register's Office for Davidson County, Tennessee.

5. Subject to Common Area conveyed to HOA in Book 8154, Page 304, Book 9779, Page 672, Register's Office for Davidson County, Tennessee.

6. Subject to Deed of Conveyance for Water Mains in Book 8377, Page 769, Register's Office for Davidson County, Tennessee.

7. Subject to Deed of Conveyance for Sanitary Sewers in Book 8377, Page 808, Register's Office for Davidson County, Tennessee.

8. Subject to Easement for Sanitary Sewers/Storm Drainage in Book 7690, Page 260, Register's Office for Davidson County, Tennessee.

9. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2019 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 512 Cody Hill Court, Nashville, TN 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 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. Whenever 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/our hand(s) this 11th day of October, 2019.

Rachel J. Felker

Nicholas R. Felker

STATE OF Florida

COUNTY OF Leon

On this 11th day of October, 2019, before me personally appeared Rachel J. Felker and Nicholas R. Felker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of October, 2019.

Notary Signature
My commission expires: 5.30.23

JENNA PARKER
MY COMMISSION # GG 298364
EXPIRES: May 30, 2023
Bonded Thru Notary Public Underwriters

PREPARED BY AND RETURN TO:

SMITH,SHOLAR,MILLIKEN,PLLC.
P.O. BOX 663
GALLATIN, TN 37066

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