Karen Johnson Davidson County
Batch# 304103 DEEDWARR
10/22/2019 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20191022-0108137

Warranty Deed

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $285,000.00. Cassidy Coventry Affiant Subscribed and sworn to before me, this the 18th day of October, 2019. Notary Public My commission expires: 5-2-22

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:
Cassidy Coventry	Movement Mortgage, LLC	16800008300
8975 Tennessee 100	8024 Calvin Hall Road	
Nashville, TN 37221	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, **BENJAMIN R. LECHLITNER AND SARAH JOY BLOSSER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASSIDY COVENTRY, AN UNMARRIED WOMAN**, 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 in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by S.H. Hutchison, October 12, 1960, as follows:

Beginning in the center of U.S. Highway No. 100 at the northeast corner of the property conveyed to O. A. Conner and wife by deed from Pearl Mangrum, of record in Book 2596, page 395, Register's Office for said County; thence with said Conner's eastern boundary line, south 12 deg. 30' east 764.5 feet to a stake in fence, thence north 74 deg. East 126 feet to the southwest corner of the property conveyed to Billie Evelyn McNabb by deed from Edward Eugene Palmore and wife, of record in Book 2098, page 215, said Register's Office; thence with said McNabb's western boundary line, north 2 deg, 30' west 555 feet and north 14 deg. 30' west 221 feet to the center of U.S. Highway No. 100; thence with the center of the same, south 73 deg. 30' west 224.8 feet to the beginning, containing 3.27 acres, more or less.

Being the same property conveyed to Benjamin R. Lechlitner and Sarah Joy Blosser, husband and wife by Warranty deed from Richard E. Ursery, Dorothy Alice Harper, and Enoch Wayne Ursery of record in Instrument No. 20130628-0066845 Register's Office for Davidson County, Tennessee, dated June 10, 2013 and recorded on June 28, 2013.

Being the same property conveyed to Benjamin R. Lechlitner and Sarah J. Blosser, husband and wife as joint tenants by Quitclaim deed from Benjamin R. Lechlitner and Sarah Joy Blosser aka Sarah J. Blosser husband and wife as joint tenants of record in Instrument No.

20180904-0087076 Register's Office for Davidson County, Tennessee, dated August 27, 2018 and recorded on September 4, 2018.

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 8975 Tennessee 100, Nashville, TN 37221, 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 18th day of October, 2019.

Benjamin R. Lechlitner

Sarah Joy Blosser

STATE OF Virginia
~~COUNTY~~ OF Charlottesville
city

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Benjamin R. Lechlitner and Sarah Joy Blosser, 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 18th day of October, 2019.

Notary Public

My Commission Expires: Nov. 30, 2021

B. GAIL OTT
NOTARY PUBLIC
REG. #7580637
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES NOV. 30, 2021

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