(1) Return to: BRIDGEHOUSE TITLE 342 COOL SPRINGS BLVD N 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 307457 DEEDWARR
10/29/2019 10:41:11 AM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20191029-0110817

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $275,000.00.

Affiant

Subscribed and sworn to before me this 24th day of October, 2019

Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anna Rhodes	Movement Mortgage, LLC	107-09-0-081.00
939 Patricia Drive	8024 Calvin Hall Road	
Nashville, TN 37217	Indian Land, SC 29707	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wanda Williams**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anna C. Rhodes and Michael L. Rhodes, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of W.C. Ridley Subdivision being a Re-Subdivision of Lot No. 17 on the Map of Patricia Heights, Section One, of record in Plat Book 5190, Page 532, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wanda Williams, an unmarried woman, from X5 Construction LLC, a Tennessee limited liability company, by Warranty Deed on March 22, 2019, of record in Instrument Number 20190326-0027131, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 5190, Page 532, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2542, Page 519 and Book 6045, Page 421, Register's Office for Davidson County, Tennessee.

This is improved property known as: **939 Patricia Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 24, 2019.

Wanda Williams
Wanda Williams

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Wanda Williams** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 24, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY