WARRANTY DEED

Karen Johnson Davidson County
Batch# 309375 DEEDWARR
10/31/2019 04:00:29 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20191031-0112277

Y-BL-19-2405

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CATHY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Gregory Lee	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
2405 Cooper Ln	**8024 Calvin Hall Road**	**073-09-0-021.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RON CARTER, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN GREGORY LEE, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 26 on the Plan of Gibson Heights of record in Plat Book 1835, Page 133, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ron Carter by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20180702-0063909 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 02, 2018.

Subject property was never said Grantors primary or marital residence.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2087, Page 453, in the Register's Office for Davidson County, Tennessee.
- Water Main Easement of record in Book 2087, Page 521, in the Register's Office for Davidson County, Tennessee.
- Easement for public utilities of record in Book 2093, Page 213, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2405 Cooper Ln, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this the 29th DAY OF OCTOBER, 2019.

Ron Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RON CARTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2019.

Notary Public
My Commission Expires: 5/3/2(
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212