WARRANTY DEED

Karen Johnson Davidson County
Batch# 315733 DEEDWARR
11/14/2019 02:40:37 PM 2 pgs
Fees: $13.00 Taxes: $762.20

20191114-0117646

G-BLR-19-110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-3-22

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

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)
Angela Allen	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**108-15-0-008.00**
110 Woodcraft Ct	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**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, **ABBY'S INVESTMENTS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANGELA ALLEN, SINGLE,** 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. 183-A on the Plan of Percy Priest Woods, Section 4, Zone Lot Division, Lots 181 through 188 of record in Plat Book 6250, Page 356 and amended in Book 6900, Page 32, 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 Abby's Investments, LLC by Warranty deed from Prime Investments, LLC of record in Instrument No. 20161207-0128746 Register's Office for Davidson County, Tennessee, dated December 06, 2016 and recorded on December 07, 2016.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 356 and as revised in Book 6900, Page 32, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5984, Page 865, Book 6020, Page 270 and Book 6097, Page 11, in the Register's Office for Davidson County, Tennessee.
- ROW of Woodcraft Court.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **110 Woodcraft Ct, Nashville, Tennessee 37214**.

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 8th DAY OF NOVEMBER, 2019.

Abby's Investments, LLC

BY: _____
Brian W. Stephens
Member/Manager

BY: _____
April Stephens
Member/Manager

STATE OF NC
COUNTY OF Johnston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN W. STEPHENS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER/MANAGER of ABBY'S INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER/MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7 of November, 2019.

_____
Notary Public
My Commission Expires: 6-17-2024
(SEAL)

TAMMY C PACE
Notary Public
Johnston
County
NORTH CAROLINA

STATE OF NC
COUNTY OF Johnston

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, APRIL STEPHENS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER/MANAGER of ABBY'S INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER/MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7 of November, 2019.

_____
Notary Public
My Commission Expires: 6-17-2024
(SEAL)

TAMMY C PACE
Notary Public
Johnston
County
NORTH CAROLINA

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