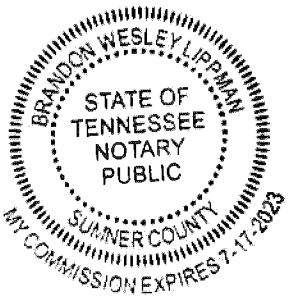
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jessica Lynn Smalley	Movement Mortgage, LLC and/or the Secretary of Housing and Urban Development	147 10 0 058.00
(NAME)	(NAME)	
5021 Edmondson Pike	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Westwood Management Inc.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jessica Lynn Smalley, a single woman**, 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. 303 on the Plan of Section Five, Caldwell Country Estates of record in Plat Book 3300, Page 16, 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 John Scott Howard Hicks and wife, Sharon Hicks by Warranty Deed from Hollis E. Hughes II and Deborah Hughes dated March 13, 1989 and recorded March 20, 1989 in Book 7796, Page 929, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Westwood Management, Inc. by Warranty Deed from John Scott Howard Hicks and wife, Sharon Hicks dated October 9, 2018 and recorded October 15, 2018 as Instrument No. 20181015-0101569, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Karen Johnson Davidson County
Batch# 336481 DEEDWARR
12/30/2019 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20191230-0134550

File Number: MTJ-1912439FC

unimproved ☐

This is improved ☒ property, known as 5021 Edmondson Pike, 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. 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 20 day of DECEMBER, 2019

Westwood Management Inc.

BY: _____
Cody Blair, President

BY: _____
Robert D. Blair, Secretary/Treasurer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Cody Blair and Robert D. Blair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Secretary, and are authorized to execute the instrument on behalf of Westwood Management Inc., the within named bargainor, and that they as such President and Secretary, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary.

Witness my hand and official seal, this the 20th of December, 2019.

_____
Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: MTJ-1912439FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)