Karen Johnson Davidson County
Batch# 338646 DEEDWARR
01/06/2020 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,398.23
20200106-0001185

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $277,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF JANUARY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 11.20.23

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-6651B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Joseph Benjamin Ferguson and Janae Marie Ferguson	Movement Mortgage, LLC	072-11-0-470.00
1431 A Litton Ave	8024 Calvin Hall Road	
Nashville, TN 37216	Indian Land, SC 29707	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

URBAN DWELL HOMES, GP, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSEPH BENJAMIN FERGUSON AND JANAE MARIE FERGUSON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 1431A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Litton Lee Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190104-0001057 and being shown on Plat attached thereto as Exhibit "B", 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 a portion of the same property conveyed to Otis Maxwell and wife, Jane Maxwell, by Warranty Deed from Helen Watkins Neal and husband, Raymond Neal, of record in Book 4088, Page 311, in the Register' s Office of Davidson County, Tennessee, dated December 22,1966 and recorded on December 22,1966.

The said Jane Maxwell having predeceased the said Otis Maxwell on December 17, 2010, leaving the said Otis Maxwell as sole tenant by the entirety. The said Otis Maxwell having since died intestate on October 2, 2013 as of record in Case No. 13P1853 in the Probate Court for Davidson County, Tennessee, leaving the said Cleaster Maxwell, Mary A. Harris, Lawrence Maxwell, Kit Floyd, Oscar Maxwell, Jr., Doreen Maxwell, Marilyn Peoples, Danny Maxwell, Darnell Maxwell, Jr., Jayne H. Maxwell and John Maxwell, Jr. as all of his heirs at law, as evidenced by the Affidavit of Heirship of record in Instrument No. 20180412-0034649, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Urban Dwell Homes GP, a Tennessee General Partnership by Quit Claim deed from Rosemary Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20190607-0054593 Register's Office for Davidson County, Tennessee, dated June 06, 2019 and recorded on June 07, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1431 A Litton Ave, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 2nd day of January, 2020.

Urban Dwell Homes, GP

BY: _____

J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Urban Dwell Homes, GP, a Tennessee General Partnership, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the general partnership by himself as the Authorized Agent of Urban Dwell Homes, GP, the bargainor, a Tennessee General Partnership, and as such, being authorized so to do by the partnership, executed the same for the purposes therein contained.

Witness my hand and official seal, this 2nd day of January, 2020.

_____

Notary Public

My Commission Expires: 11.20.23

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

File #: 19-6651B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY