RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT191200440

Karen Johnson Davidson County
Batch# 351701 DEEDWARR
01/31/2020 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20200131-0011848

WARRANTY DEED

KRISTA R. MCREE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 01/31/2023

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Combs 1317 Riverwood Drive Nashville, TN 37216	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	061-12-0-113.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lynn Kay Questell and Raymond N. Russell, III, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Combs, a married man and Joseph Combs and Karen Combs, husband and wife, all as joint tenants

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIVDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 66 and the easterly 22 feet of Lot No. 65 on the Map of Eastdale Place, of record in Book 547, Pages 29 and 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

SAID lot and said part of said lot adjoin and front 129.9 feet on the northerly side of Riverwood Drive and run back between lines 200 feet on the east and west lines to a dead line in the rear on which they measure 147.5 feet.

BEING the same property conveyed to Lynn Kay Questell, unmarried, by Warranty Deed from Kyle R. Dunn and wife, Suzanne J. Dunn, dated 2/3/00 and recorded 2/7/00 in Instrument Number 20000207-0012582, Register's Office for Davidson County, Tennessee.

The undersigned Raymond N. Russell, III spouse of Lynn Kay Questell joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1317 Riverwood Drive, 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, 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 30th day of January, 2020.

Lynn Kay Questell, by John Brackeen, Attorney in Fact

Raymond N. Russell, III, by John Brackeen, Attorney in Fact

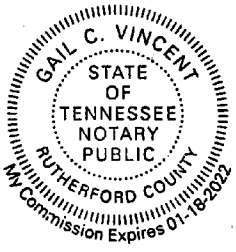
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of January, 2020, before me personally appeared John Brackeen to me known to be the person who executed the foregoing instrument in behalf of Lynn Kay Questell and Raymond N. Russell, III as their Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said of Lynn Kay Questell and Raymond N. Russell, III

Witness my hand and official seal at Nashville, Tennessee, this the 30th day of January, 2020.

My commission expires:_____

Notary Public



True Copy Certification

I, Krista McRee, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY