ADDRESS NEW OWNER: Bryan Edward Maynard
Mitzi Lee Maynard
4309 Lealand Lane
Nashville, TN 37204

SEND TAX BILL TO: Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

Karen Johnson Davidson County
Batch# 351773 DEEDWARR
02/03/2020 09:04:24 AM 2 pgs
Fees: $13.00 Taxes: $2,294.00
20200203-0011968

MAP-PARCEL NOS. 132-05-0-055.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Fred Marlin Connelly, Jr. and Nancy Williamson Connelly, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Bryan Edward Maynard and Mitzi Lee Maynard, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 13 on the Map of Glendale Park, Section One, as of record in Book 1130, Page 45, Register's Office for said County.

Said Lot No. 13 fronts 100 feet on the west side of Glendale Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Fred Marlin Connelly, Jr., and wife, Nancy Williamson Connelly, from Ruth Wiggins Williamson, a widow, by Deed recorded on September 19, 1967, in Book 4172, Page 75, Register's Office for Davidson County, Tennessee.

Fred Marlin Connelly, Jr., is also known as Fred Marlin Connelly.

This is property with a common address of 4309 Lealand Lane, Nashville, TN 37204.

Said property is being conveyed "AS-IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 1130, Page 45, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 30th day of January 2020.

X Fred Marlin Connelly, Jr. by Nancy Connelly, attorney in fact
Fred Marlin Connelly, Jr. by Nancy Connelly, Attorney-in-Fact

X Nancy Williamson Connelly
Nancy Williamson Connelly

STATE OF TENNESSEE
COUNTY OF Davidson
On this 30th day of January 2020, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Nancy Connelly, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of Fred Marlin Connelly, Jr., and is authorized by her/him to execute this instrument on her/his behalf by virtue of a Durable General Power of Attorney recorded in Instrument No. 20200129-0010597 in said Register's Office.
Witness my hand and official seal at office, this 30th day of Jan 2020

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Nancy Williamson Connelly,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of January 2020.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson
The actual consideration or value, whichever is greater for this transfer is $620,000.00.

Affiant

Subscribed and sworn before me this 30th day of January 2020.

Notary Public
My Commission Expires: 6-26-21

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. 2001K001