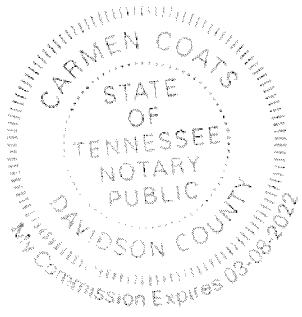
WARRANTY DEED

Karen Johnson Davidson County
Batch# 353599 DEEDWARR
02/05/2020 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20200205-0013393



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-010090

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Merricks Grace White and Robert C. Berthelsen, III	MOVEMENT MORTGAGE, LLC	
(NAME)	(NAME)	
405 Neill Avenue	8024 CALVIN HALL ROAD	082-12-0-386.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ABIGAIL HALE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MERRICKS GRACE WHITE, AN UNMARRIED WOMAN, AND ROBERT C. BERTHELSEN, III, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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. 2 on the Plan of Resubdivision Lots 181-182 and Part of 180 of the Neill. S. Brown Subdivision of record in Plat Book 4350, Page 154, in the Register's Office for said County, and described as follows:

Beginning at a concrete monument in the Easterly margin of Neill Avenue, the same being the common corner of Lots Nos.1 and 2, as shown on said plan: thence with the common boundary of Lots Nos. 1 and 2, North 82 degree 44 second East, 100.52 feet to a point; thence North 47 degree 02 second East 58.53 feet to a point in the Westerly margin of an unnamed alley; thence with said margin of said alley South 7 degree 16 second West 13.43 feet to a concrete monument set at the beginning of a curve, to the left, of South and in the Westerly margin of said alley; thence with said curve, in a generally southerly direction 19.65 feet to a concrete monument in said margin of said alley; thence leaving said alley, South 65

degree 14 second West 170.17 feet to a concrete monument in the Easterly or Northeasterly margin of Neill Avenue, at th beginning of a curve to the right, or North: Thence along said curve, with the Easterly margin of Neill Avenue in a generally Northerly direction 41.38 feet to a Concrete monument; thence North 7 degree 16 second East 52.13 feet to point of the beginning

Being the same property conveyed to Abigail Hale, an unmarried woman by Warranty deed from Ray Cashman and wife, Cynthia Cashman of record in Instrument No. 20170912-0093335 Register's Office for Davidson County, Tennessee, dated September 01, 2017 and recorded on September 12, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 405 Neill Avenue, Nashville, TN 37206
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this the 4th day of February, 2020

Abigail Hale

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of February, 2019, before me personally appeared Abigail Hale, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 4th day of February, 2020.

Commission Expires: 5/2/2020

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

True Copy Certification

I, **Angie Lawless**, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022