WARRANTY DEED

A-KW-20-231

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 THE 18th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Hindman and Jill Hindman	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**148-05-0-062.00**
231 Willow Lane	**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 DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY S. ANKROM, TRUSTEE OF THE HERSHEL D. ANKROM JR. AND BEVERLY S. ANKROM JOINT REVOCABLE TRUST AGREEMENT,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID HINDMAN AND JILL HINDMAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 43 on the Plan of Hillbrook, Section 2 of record in Plat Book 3300, Page 12, 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 Hershel D. Ankrom Jr. and Jeffrey S. Ankrom, Co-Trustees of the Hershel D. Ankrom Jr. and Beverly S. Ankrom Joint Revocable Trust Agreement by Warranty deed from Robert W. Marcario and wife, Holly K. Marcario of record in Instrument No. 20140714-0061470 Register's Office for Davidson County, Tennessee, dated July 09, 2014 and recorded on July 14, 2014.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 12, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3277, Page 482 and amended in Book 3286, Page 375, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **231 Willow Ln, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 362415 DEEDWARR
02/24/2020 12:20:50 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20200224-0020218

Witness my/our hand(s) this the 18 DAY OF FEBRUARY, 2020.

The Hershel D. Ankrom Jr. and Beverly S. Ankrom Joint Revocable Trust Agreement

BY: Jeffrey S. Ankrom, Trustee
Jeffrey S. Ankrom
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY S. ANKROM, TRUSTEE of THE HERSHEL D. ANKROM JR. AND BEVERLY S. ANKROM JOINT REVOCABLE TRUST AGREEMENT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 18th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212