WARRANTY DEED

Karen Johnson Davidson County
Batch# 362433 **DEEDWARR**
02/24/2020 12:40:58 PM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20200224-0020249

G-VRES-19-671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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)
Jacob Coker VanAusdall and Kara Elizabeth Campbell	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
671 Park Street	**8024 Calvin Hall Road**	**091-01-0Q-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**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, **MACK PROPS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACOB COKER VANAUSDALL AND KARA ELIZABETH CAMPBELL, 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 726 23rd Street Commons, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20181023-0105148 and amended in Instrument No. 20200224-0020248 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 the same property conveyed to Macks Prop, LLC by Warranty deed from J.W. Northrup, Jr. and wife, Sonya R. Northrup of record in Instrument No. 20180530-0051528 Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on May 30, 2018. Being a portion the same property conveyed to J.W. Northrup, Jr. and wife, Sonya R. Northrup by Quitclaim deed from J.W. Northrop, Jr. a/k/a J.W. Northrup, Jr. of record in Instrument No. 20080827-0087900 Register's Office for Davidson County, Tennessee, dated August 21, 2008 and recorded on August 27, 2008.

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 4300, Page 71, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20181023-0105148, amended in Instrument No. 20200224-0020248 Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20181023-0105147, in the Register's Office for Davidson County, Tennessee.
- Notice of Completion of record in Instrument No. 20200203-0012244, 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: **671 Park Street, Nashville, Tennessee 37209**.

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.

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

MACK Props, LLC

BY:_____
Tsianina Lohmann
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TSIANINA LOHMANN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MACK PROPS, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

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