This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 4 day of March, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 366469 DEEDWARR
03/04/2020 10:09:35 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20200304-0023748

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Danielle Chauvin 1125 Chester Avenue #8 Nashville, TN 37206	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	072-14-10 008.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHEAL SUTTON AND CINDY SUTTON, HUSBAND AND WIFE, AND ALYSSA LAUREN SUTTON, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIELLE CHAUVIN, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 8, on the Plan of Woodland Grove, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170906-0091737, and First Amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180410-033871, 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 Micheal Sutton and Cindy Sutton, husband and wife, and Alyssa Lauren Sutton, unmarried, tenants in common with right of survivorship, by deed from Micheal Sutton and Cindy Sutton, husband and wife, dated 09/06/2019, of record in Instrument No. 20190910-0091092, said Register's Office.

Also being the same property conveyed to Micheal Sutton and Cindy Sutton, husband and wife, by deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, dated 10/03/2018, of record in Instrument No. 20181004-0098786, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1125 Chester Avenue #8, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 2nd day of March, 2020.

Micheal Sutton

Cindy Sutton

Alyssa Lauren Sutton by Michael Sutton, her attorney in fact

Alyssa Lauren Sutton
By: Micheal Sutton as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Micheal Sutton and Cindy Sutton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of March, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 2nd day of ~~February,~~ March 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Micheal Sutton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Alyssa Lauren Sutton by Specific POWER OF ATTORNEY dated February 25, 2020, and who acknowledged that he executed the same as the free act and deed of Alyssa Lauren Sutton.

Witness my hand and official seal this 2nd day of March, 2020.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY