Karen Johnson Davidson County
Batch# 373590 DEEDWARR
03/17/2020 10:13:30 AM 3 pgs
Fees: $18.00 Taxes: $969.40
20200317-0029347

This instrument prepared by:
Momentum Title, LLC
313 East Main Street
Hendersonville, TN 37075

File Number: 6-20-6671

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $262,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of March, 2020

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Eileen Fickes 2842 Brunswick Drive Nashville, TN 37207	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL RD INDIAN LAND, SC 29707	060 16 0 059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Tony Spain, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Eileen Fickes, an unmarried woman**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot 41, CAPITOL VIEW SUBDIVISION, as shown on plat of record in Plat Book 974, Page 52-53, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Beginning on the Northerly margin of Brunswick Drive at a point 396.9 feet East of the Easterly margin of Alhambra Circle; thence with said Drive Eastwardly 57.9 feet, continuing in the same direction 17.1 feet, in all 75 feet to the Westerly margin of a 20 foot right-of-way; thence with said right-of-way Northwardly 125 feet, more or less, to the Southerly line of Lot No. 42; thence with said line Westwardly 75 feet to a point 349.1 feet East of the Easterly margin of Alhambra Circle; thence Southwardly 125 feet, more or less to the beginning.

Being the same property conveyed to Tony Spain, unmarried, by Warranty Deed from Carolyn G. Batson, now known as Carolyn Batson Davis, unmarried, of record in Instrument No. 20190507-0042680, in the Register's Office of Davidson County, Tennessee, dated May 03, 2019 and recorded on May 07, 2019.

Being the same property conveyed to Carolyn G. Batson, Unmarried, by Quitclaim Deed from Robert R. Galbreath, Trustee, of record in Book 10706, Page 501, in the Register's Office of Davidson County, Tennessee, dated November 25, 1997 and recorded on December 03, 1997.

Being the same property conveyed to Robert R. Galbreath, Trustee for the benefit of Carolyn Genese Green, under the Will of Maud Hitt of record in Will Book 117, Page 538, Probate Court Clerk's Office for Davidson County, Tennessee. The Will of Maud Hitt authorized Robert R. Galbreath, Trustee to convey to the beneficiary, Carolyn Genese Green said real property upon Carolyn Genese Green's attaining the age of 21. Carolyn Genese Green was born on the 21st day of December, 1956

Being the same property conveyed to Maud Hitt, by Warranty Deed from Hulon W. Spicer and wife, Mozelle Spicer, of record in Book 3128, Page 555, in the Register's Office of Davidson County, Tennessee, dated August 30, 1960 and recorded on September 02, 1960. The said Maud Hitt having since died on July 03, 1976.

This is ☒ improved property located at: **2842 Brunswick Drive, Nashville, TN 37207**.

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of March, 2020.

GRANTOR:

Tony Spain

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tony Spain, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of March, 2020.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

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