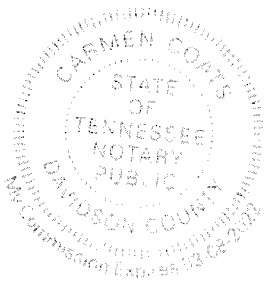
Karen Johnson Davidson County
Batch# 381890 DEEDWARR
04/06/2020 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20200406-0036169

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2020.

Carmen Coats
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.: HTF20-030471

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William Kamp	MOVEMENT MORTGAGE, LLC	
(NAME) 937 South 13th Court	(NAME) 8024 CALVIN HALL ROAD	094-05-0-078.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) 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, **VICTORIA E. MANES, UNMARRIED, AND CLAIRE SCALZI, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM KAMP, AN UNMARRIED MAN** 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. 82 on the Plan of Section One, Revised Shelby Heights of record in Plat Book 2330, Page 171, 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 Victoria E. Manes and Claire Scalzi, as tenants by the entirety by Warranty deed from Turnkey Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20140731-0066207 Register's Office for Davidson County, Tennessee, dated July 30, 2014 and recorded on July 31, 2014.
The said Victoria E. Manes being one and the same person as Victoria Elizabeth Manes.

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 937 South 13th Court, 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 1st day of April, 2020

Victoria E Manes, by Claire Scalzi, Attorney-In-Fact

Victoria E. Manes by Claire Scalzi, Attorney-In-Fact

Claire Scalzi

STATE OF TENNESSEE
COUNTY OF WILLAIMSON

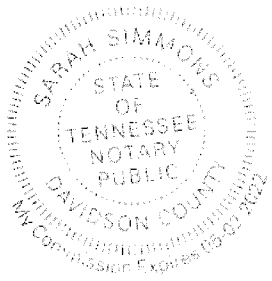
On this the 1st day of April, 2020, before me personally appeared Claire Scalzi to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Victoria E. Manes and who acknowledged she executed the same as the free act and deed of the said Victoria E. Manes.

Witness my hand and official seal, this the 1st day of April, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

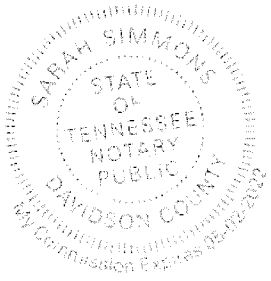
On this the 1st day of April, 2020, before me personally appeared Claire Scalzi, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of April, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)



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