WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,500.00 .

Affiant

Karen Johnson Davidson County
Batch# 381911 DEEDWARR
04/06/2020 09:25:30 AM 3 pgs
Fees: $18.00 Taxes: $882.45
20200406-0036196

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2020.

Notary Public

COMMISSION EXPIRES: 2-19-24

JESSICA E. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samuel J. Ross	Movement Mortgage	072-12-0-038
(NAME)	(NAME)	
137 Piedmont Avenue	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Georgia Lynn Copeland-Bromehead and Josh Bromehead, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel J. Ross, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 107 on the Plan of Map Showing Subdivision of The Waters Place on Moxey Lane, of record in Plat Book 332, Pages 136 and 137, in the Register's Office for Davidson County, Tennessee,

Said Lot Number 107 front 50 feet on the Northerly side of Piedmont avenue and runs back between parallel lines 150 feet to an alley, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Georgia Lynn Copeland, unmarried woman by Cash deed from Shaun Donovan, The Secretary of Housing and Urban Development, filed for record on July 2, 2009 in Instrument No. 20090702-0061925, Register's Office for Davidson County, Tennessee.Georgia Lynn Copeland has since married and now goes by the name of Georgia Lynn Copeland-Bromehead.

Josh Bromehead joins in executing this Warranty Deed to convey any and all marital rights he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **137 Piedmont Avenue** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town)(State) **37216** (Postal Zip)

File No.: 2371-20
Warranty Deed Individual eRec LES rev. 09-2018

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 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, successors 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 our hands this 31st day of March, 2020.

Georgia Lynn Copeland-Bromehead

Josh Bromehead

State of Tennessee

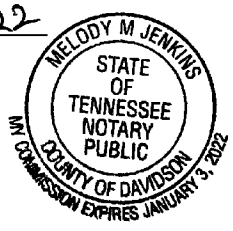
County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Georgia Lynn Copeland-Bromehead and Josh Bromehead,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2020.

Notary

Commission Expires: 1/3/2022



True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY