Karen Johnson Davidson County
Batch# 389648 DEEDWARR
04/22/2020 10:58:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20200422-0042207

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY Fidelity Residential Solutions 2600 Dallas Parkway Suite 550 Frisco, TX 75034 827823 2019-37934 Leslie Wei	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ 495,000.00 Brian Mitchell Affiant Subscribed and sworn to before me, this the 20th day of April, 2020. Notary Public My commission expires: 5/3/21 (Affix Seal) ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Richard F. Howard, Trustee	NAME: Movement Mortgage
STREET ADDRESS: 12610 W. Watson Rd.	STREET ADDRESS: 8024 Calvin Hall Rd.
MAP & PARCEL NO.: Saint Louis, MO 63127 072-09-0-096.00	Indian Land, SC 29707

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Evan T. Oakes and Andrea Onderdonk, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto Richard F. Howard and Rebecca A. Howard, Trustees of the Howard Revocable Trust Dated April 9, 2012, hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

See Exhibit "A"

This is improved property known as: 1013 Burchwood Avenue, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 8 day of Feb, 2020.

x _____
Evan T. Oakes

x _____
Andrea Onderdonk

State of Virginia }
County of Henrico } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Evan T. Oakes, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8th day of February, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

TYRELL HOWARD JR
NOTARY PUBLIC
REGISTRATION # 7850233
COMMONWEALTH OF VIRGINIA
COMMISSION EXPIRES: 4/30/2023

Tyrell Howard jr
Notary Public
My commission expires 04/30/2023

State of Virginia }
County of Henrico } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Andrea Onderdonk, married (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 8th day of February, 2020.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

TYRELL HOWARD JR
NOTARY PUBLIC
REGISTRATION # 7850233
COMMONWEALTH OF VIRGINIA
COMMISSION EXPIRES: 4/30/2023

Tyrell Howard jr
Notary Public
My commission expires 04/30/2023

FRS File No.: 827823 Customer File No.: 2019-37934 Evan Oakes

EXHIBIT A

The Land is described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 and Part of Lot No. 27 on the Plan of Burchwood Place of record in Plat Book 547, Page 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot and part of lot adjoin and front together 70 feet on the North side of Burchwood Avenue, and run back between parallel lines 139 feet to a dead line.Being the same property conveyed to James P. Mellon and Jeannie R. Mellon, husband and wife by Warranty deed from Arpit Agrawal and Laila Saied, nka Laila Agrawal, husband and wife of record in Instrument No. 20160527-0053632 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on May 27, 2016. (Value of consideration shown in aforementioned deed $389,900.00.)Being the same property conveyed to Evan T. Oakes, an unmarried man by Warranty deed from James P. Mellon and Jeannie R. Mellon, husband and wife of record in Instrument No. 20180814-0080225 Register's Office for Davidson County, Tennessee, dated August 10, 2018 and recorded on August 14, 2018. (Value of consideration shown in aforementioned deed $452,600.00.) Being also known as 1013 Burchwood Avenue Nashville, Tennessee 37216.

True Copy Certification

I, John Gleaves, 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 Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY