This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 393344 DEEDWARR
04/29/2020 11:13:30 AM 2 pgs
Fees: $13.00 Taxes: $1,579.90
20200429-0044734

ADDRESS NEW OWNER:
Stacey Arehart
415 Hart Avenue
Nashville, TN 37206

SEND TAX BILL TO:
SAME

MAP/PARCEL 082-08-0-261.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Forward Motion Properties, LLC a limited liability company, hereafter called the GRANTOR,** has bargained and sold, and by these presents, do transfer and convey unto **Stacey Arehart,** Single Woman, **hereafter called the GRANTEE,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of F.O. Beazley's Subdivision of the Vaughn Tract of record in Plat Book 2, Page 105, Chancery Court at Nashville.

Said Lot No. 19 fronts 50 feet on the Easterly side of Hart Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Forward Motion Properties, LLC, A Tennessee limited liability company by Warranty deed from Marilynn E. Hiner, a married woman of record in Instrument No. 20190718-0070268 Register's Office for Davidson County, Tennessee, dated July 16, 2019 and recorded on July 18, 2019.

This is improved property known as: **415 Hart Avenue, Nashville, Tennessee 37206**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his/their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 25th day of March, 2020.

WITNESS MY HAND on this the 25th day of March, 2020

Forward Motion Properties, LLC a limited liability company

Courtney A. McCoy, Member

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Courtney A. McCoy with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself to be the Managing Member of Forward Motion Properties, LLC, and that as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

WITNESS my hand and official seals at office this 25th day of March, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $427,000.00.

AFFIANT

Subscribed and sworn to before me this the 25th day of March, 2020.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 09-09-23

File No: 200172

True Copy Certification

I, John A. Bell Jr., 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, [illegible] a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ANNA LOWMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 3-8-2021
Notary Seal (if on paper)