WARRANTY DEED

Karen Johnson Davidson County
Batch# 423009 DEEDWARR
06/22/2020 12:43:35 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20200622-0066707

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. DH0006859

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/11/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan Rector	Movement Mortgage, LLC	
(NAME)	(NAME)	
1200 N 7th Street	8024 Calvin Hall Road	071-16-0-238.00
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207	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, I, **Andrew Jackson and Mark Alexander,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Rector, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, 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 Nos. 199 and 200 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee.

Said Lot Nos. 199 and 200 adjoin and front together 60 feet on the Westerly side of North Seventh Street and run back between parallel lines; Lot No. 200 running back along the Northerly margin of Richardson Avenue 165 feet to an alley in the rear.

Being the same property conveyed to Andrew S. Jackson, an unmarried man, and Mark Alexander, an unmarried man,as Tenants in Common with right of Survivorship by Warranty deed from Joshua Levine, unmarried of record in Instrument No. 20140218-0013965 Register's Office for Davidson County, Tennessee, dated February 14, 2014 and recorded on February 18, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1200 N 7th Street, Nashville, TN 37207

(House Number) (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

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.

This Deed shall be effective in transferring ownership on the 19 day of June, 2020.

Witness my hand this 17 day of June, 2020.

Andrew Jackson

Mark Alexander

STATE OF Massachusetts
COUNTY OF Suffolk

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Andrew Jackson and Mark Alexander, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 25 day of June, 2020.

Notary Public

XIOMARA SMITH
Notary Public, Commonwealth of Massachusetts
My Commission Expires January 22, 2027

My commission expires: 01/22/2027

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206