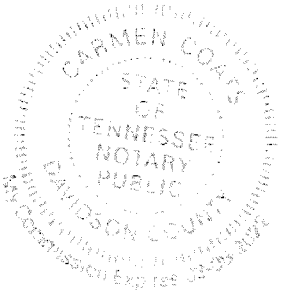
Karen Johnson Davidson County
Batch# 424722 DEEDWARR
06/24/2020 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200624-0067835

WARRANTY DEED



STATE OF TENNESSEE,
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tradd Michael Tiller	MOVEMENT MORTGAGE LLC	Parcel ID: 072-15-0O-002.00
(NAME) 2121 B Burns Street	(NAME) 8024 CALVIN HALL ROAD	
(ADDRESS) Nashville, TN 37216	(ADDRESS) INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Adam M. Herrington and Brittan W. Herrington, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Tradd Michael Tiller, an unmarried man**, hereinafter called the Grantee, hir heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit "B", 2121 Burns Street, as shown in the Declaration of Covenants, Conditions and Restrictions for 2121 Burns Street, a Horizontal Property Regime with private Elements of record in Instrument Number 20150420-0035021, 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 James Patrick McLane, an unmarried man, By Warranty Deed from D223, LLC, Tennessee limited liability company, dated June 16, 2016 recorded June 17, 2016, of record in Instrument No. 20160617-0061615 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Opendoor Property W31 LLC, a Delaware limited liability company, By Warranty Deed from James Patrick McLane, dated June 28, 2018 recorded July 02, 2018, of record in Instrument No. 20180702-0064171 Register's Office for Davidson County, Tennessee.

And also being the same property conveyed to Adam M. Herrington and Brittan W. Herrington, Husband and Wife, By Warranty Deed from Opendoor Property W31 LLC, a Delaware limited liability company, dated January 03, 2019 recorded January 08, 2019, of record in Instrument No. 20190108-0002008 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 2121 B Burns Street, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, hir heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his 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 our hands this 18th day of June, 2020.

Adam M. Herrington by Diane M. Corey, Attorney-in-Fact

Adam M. Herrington by Diane M. Corey,
Attorney-in-Fact

Brittan W. Herrington by Diane M. Corey, Attorney-in-Fact

Brittan W. Herrington by Diane M. Corey,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally ppeared Diane M. Corey, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Adam M. Herrington and Brittan W. Herrington, husband and wife, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Adam M. Herrington and Brittan W. Herrington, husband and wife, for the purposes therein contained.

Witness my hand and official seal, this the 18th day of June, 2020.

Notary Public

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires
June 26, 2021

My Commission Expires:

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

