WARRANTY DEED

Karen Johnson Davidson County
Batch# 444498 DEEDWARR
07/27/2020 03:15:59 PM 2 pgs
Fees: $13.00 Taxes: $980.50

20200727-0082285

JM-SB-KW-20-1609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Harry A. Williams and Margaret D. Williams	**Movement Mortgage, LLC**	
(NAME) **1609 Stable Lane**	(NAME) **8024 Calvin Hall Road**	**034-14-0A-043.00-CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANDREW STANTON AND NATALIE QAYED, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HARRY A. WILLIAMS AND MARGARET D. WILLIAMS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 43 on the Plan of Final Cluster Plat of Cumberland Bend of record in Plat at Instrument No. 20091231-0118971, 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 Andrew Stanton and Natalie Qayed, husband and wife by Warranty deed from M. R. Stokes, married of record in Instrument No. 20180207-0012446 Register's Office for Davidson County, Tennessee, dated February 02, 2018 and recorded on February 07, 2018.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Instrument No. 20091231-0118971, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument No. 20080507-0047106, as amended in Instrument No. 20100331-0024184, Register's Office for Davidson County, Tennessee.
- First Amendment and Termination Agreement of record in Instrument No. 20110919-0072369, in the Register's Office for Davidson County, Tennessee.
- Cumberland Bend Homeowners Association Open Space Deed of record in Instrument No. 20130422-0039938, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easements of record in Instrument No. 20060727-0090943, in the Register's Office for Davidson County, Tennessee.
- Easement to Nashville Electric Services of record in Book 8825, Page 546, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement to Metro of record in Instrument Number 20060531-0063526 and Instrument No. 20070323-0035160, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 4854, Page 658, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1609 Stable Lane, Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this the 24th DAY OF JULY, 2020.

Andrew Stanton

Natalie Qayed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW STANTON, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATALIE QAYED, the within named bargainor, 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 for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2020.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212