Karen Johnson Davidson County
Batch# 444800 DEEDWARR
07/28/2020 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,072.63
20200728-0082655

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, MELODY M JENKINS, THIS THE 27th day of July, 2020.

Notary Public
MY COMMISSION EXPIRES: 1·3·2022
File No. G20-9557

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 3, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brian Geral Bequette (NAME)	Movement Mortgage LLC (NAME)	072-07-0-184
615 Main Street, Suite 210 (STREET ADDRESS)	8024 Calvin Hall Road (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Indian Land, SC 29707 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Timothy D. Schultz and wife, Tammie L. Schultz**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Geral Bequette, a married man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 17 of the Young Heirs' Subdivision, in the 11th Civil District, not of record, and described according to a plat of said subdivision made by Harvey Gee, Surveyor, March 20, 1949, as follows:

BEGINNING at a point in the northerly margin of Huffine Street, the common corner of Lot Nos. 16 and 17; thence with the line between said lots northerly 186.6 feet to a point; thence easterly 75 feet to the northwest corner of Lot No. 19 of said plan, in the south line of Lot No. 20; thence with the line of Lots 19 and 18 southerly 188.1 feet to the northerly margin of Huffine Street; thence with the margin of said street westerly 75 feet to the beginning.

Being the same property conveyed to Timothy D. Schultz and wife, Tammie L. Schultz by Deed dated May 21, 1986, recorded May 27, 1986, in Book 6867, Page 671, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 1714, Page 621, Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1407 Huffine 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 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. Whenever 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 27th day of July, 2020.

X _____
Timothy D. Schultz

X _____
Tammie L. Schultz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of July, 2020, before me personally appeared Timothy D. Schultz and Tammie L. Schultz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of July, 2020.

_____
Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Robert L. Scruggs, 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, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.