THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200628108**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $593,500.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2020. Notary Public My Commission Expires: 9/18/22

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Karen Johnson Davidson County
Batch# 449015 DEEDWARR
08/03/2020 12:49:13 PM 2 pgs
Fees: $13.00 Taxes: $2,195.95

20200803-0085371

WARRANTY DEED

Address New Owner: Elian Silverman and Spencer Bentley 1711B 6th Avenue North Nashville TN 37208	Send Tax Bills To: Movement Mortgage, LLC. 8024 Calvin Hall Road Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 081 08 4G 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Daniel Wayne Underwood and Belinda Leigh Underwood, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elian Silverman and Spencer Bentley, wife and husband** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 1711 6th Avenue North, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 1711 6th Avenue North, a Horizontal Property Regime, of record in Instrument Number 20140528-0045928, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Daniel Wayne Underwood and spouse, Belinda Leigh Underwood, by Warranty Deed from Meredith Charles and Daniel R. Charles, wife and husband, of record in Instrument No. 20181029-0106667, in the Register's Office of Davidson County, Tennessee, dated October 18, 2018 and recorded on October 29, 2018.

Being the same property conveyed to Meredith Charles and Daniel R. Charles, Wife and Husband, by Warranty Deed from Tarrick D. Love and Tanisha Hart-Love, Husband and Wife, of record in Instrument No. 20150604-0052123, in the Register's Office of Davidson County, Tennessee, dated June 01, 2015 and recorded on June 04, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY, as recorded in Plat Book 21, Page(s) 105.

This is improved property located at 1711B 6th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2020.

Daniel Wayne Underwood

Belinda Leigh Underwood

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel Wayne Underwood and Belinda Leigh Underwood, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024