...ARRANTY DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

A-BMR-19-820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 449070 **DEEDWARR**
08/03/2020 02:33:47 PM 2 pgs
Fees: $13.00 Taxes: $878.75

20200803-0085482

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Caitlin Allison	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**069-06-0B-026.00-CO**
975 Ashland Place Drive	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**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, **RWA/ASHLAND PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAITLIN ALLISON,** 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:

Unit No. 26 of Ashland Place Townhomes, Phase Two, a Horizontal Property Regime, established by Declaration of Protective Covenants, Conditions and Restrictions for Ashland Place Townhomes in Instrument No. 20160826-0089473, and as amended by Instrument No. 20161021-0111700, Instrument No. 201805300051597 and as established by Corrected by Supplemental Declaration in Instrument No. 20190619-0059213 (replacing Instrument No. 20190507-0042739 in its entirety).

Being a portion of the same property conveyed to Omega Properties, LLC, a Tennessee limited liability company by Special Warranty Deed from Henry S. Hood, as to a 50% undivided interest and Sarah J. Hood, as to a 50% undivided interest of record in Instrument No. 20151104-0112572, Register's Office for Davidson County, Tennessee, dated November 04, 2015 and recorded on November 04, 2015.

Being a portion of the same property conveyed to R W A/Ashland Place, LLC, a Tennessee limited liability company by Quitclaim Deed from Omega Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20160826-0089471, Register's Office for Davidson County, Tennessee, dated August 25, 2016 and recorded on August 26, 2016.

This conveyance is subject to:
- Declaration of Protective Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Ashland Place Townhomes of record in Instrument No. 20160826-0089473 and as amended by Instrument No. 20161021-0111700, Instrument No. 201805300051597 and Instrument No. 20190619-0059213, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070302-0025691, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6570, Page 248, reformed by Order and Judgment in Book 8045, Page 982, in the Register's Office for Davidson County, Tennessee.
- Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenance of record in Book 6785, Page 153 and Book 6910, Page 562, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20160609-0058481, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement in favor of Comcast Cable Communications Management, LLC of record in Instrument Number 20190628-0062921, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Taxes for 2020 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **975 Ashland Place Drive, Nashville, Tennessee 37218**.

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(ir 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 31 DAY OF JULY, 2020.

RWA/Ashland Place, LLC, a Tennessee limited liability company

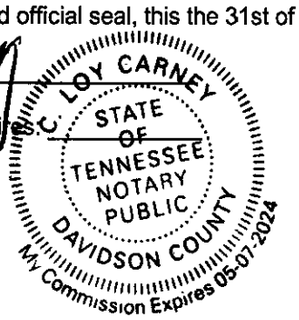
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the bas s of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of RWA/ASHLAND PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of July, 2020.

_____
Notary Public
My Commission Expires:
(SEAL)



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