Karen Johnson Davidson County
Batch# 449626 DEEDWARR
08/04/2020 02:30:35 PM 2 pgs
Fees: $13.00 Taxes: $1,350.13
20200804-0086298

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

The actual consideration or value, whichever is greater, for this transfer is $364,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2020.

Notary Public

My commission expires: 7/9/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nathaniel Smith	Movement Mortgage	106-15-0-025.00
419 Bunkerhill Drive	8024 Calvin Hall Rd.	
Nashville, TN 37217	Indian Land, SC 29707	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CARLY STRICKLAND, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHANIEL SMITH, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract Number One:
Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Hill-N-Dale Acres, of record in Plat Book 2900, Pages 33 and 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract Number Two:
Land in Davidson County, Tennessee, being a part of a lot marked "Reserved Parcel C" on the Plan of Hill-N-Dale Acres, of record in Plat Book 2900, Pages 33 and 34, in the Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on a concrete monument set at the corner of Lot No. 29, 30 and "Reserved Parcel C"; thence Westerly with the line between Lot No. 29 and "Reserved Parcel C" a distance of 107.7 feet to an iron pin in the westerly boundary line of said subdivision; thence with said line North 35 degrees. 42 minutes. East 50 feet, more or less, to a point; thence with a line between Lot Nos. 29 and 30, if extended, Southeastwardly 80 feet, more or less, to the beginning.

Being the same property conveyed to Carly Strickland, unmarried by Warranty deed from Paul Blalock and Chasity Blalock, husband and wife of record in Instrument No. 20170712-0070042 Register's Office for Davidson County, Tennessee, dated July 10, 2017 and recorded on July 12, 2017.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
TLE #: MM-SB WR 20419

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 419 Bunkerhill Drive, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2020.

Carly Strickland

Carly Strickland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carly Strickland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2020.

Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
05-02-2022