WARRANTY DEED

Karen Johnson Davidson County
Batch# 469127 DEEDWARR
09/03/2020 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20200903-0100373

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00.

Megan Crawford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-071628

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rebecca E. Taylor	Movement Mortgage LLC	
(NAME) 2003 Stokes Lane	(NAME) 8024 Calvin Hall Road	117-07-0M-038.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-SEVEN THOUSAND AND NO/100 DOLLARS ($277,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SALLY M. UNDERWOOD, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REBECCA E. TAYLOR, 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:

Land in Davidson County, Tennessee, being Unit Number 2003 of Fairsted Park Condominiums, A Horizontal Property Regime created under Title 66, Section 77-101 et seq., as amended, Tennessee Code Annotated and as established by the Master Deed and By-laws for Fairsted Park Condominiums of record as instrument 20021121-0145225 and as amended as instrument 20030328-0041138, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in the said Master Deed. Reference is hereby made to the plan of Fairsted Park Condominiums as set out in Exhibit "C" to the Master Deed of record as instrument 20021121-0145225, and being located upon Lot number 2 on the Plan of the Resubdivision of Women's Club of Nashville of record in Book 6200, page 383, said Register's Office.

Being the same property conveyed to Sarah Leith Owen by Warranty deed from Katherine A. Hoeft, unmarried of record in Instrument No. 20080407-0034765 Register's Office for Davidson County,

Tennessee, dated April 02, 2008 and recorded on April 07, 2008.

Being the same property conveyed to Sally M. Underwood, an unmarried woman by Warranty deed from Sarah Leith Owen, unmarried of record in Instrument No. 20181105-0109610 Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on November 05, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 2003 Stokes Lane, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 1st day of September, 2020

Sally M. Underwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of September, 2020, before me personally appeared Sally M. Underwood, an unmarried woman, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of September, 2020.

Notary Public

My Commission Expires: 5/2/22

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

True Copy Certification

I, Tracey Boshears, 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 Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/15/2021

Notary' Seal (if on paper)

