Karen Johnson Davidson County
Batch# 470103 DEEDWARR
09/04/2020 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,283.90
20200904-0101095

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/13/2022
(AFFIX SEAL)

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

A-BR-20-588

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dalton James Slattery and Alexandra Spitz	**Movement Mortgage, LLC**	
(NAME) **588 Green Lane**	(NAME) **8024 Calvin Hall Road**	**049-14-0A-005.00-CO**
(ADDRESS) **Whites Creek, TN 37189**	(ADDRESS) **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, **RANETTA PERKINS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DALTON JAMES SLATTERY, UNMARRIED, AND ALEXANDRA SPITZ, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Vista of record in Plat at Instrument No. 20170203-0011914, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ranetta Perkins, an unmarried woman by Warranty Deed deed from Ole South Properties, INC., A Tennessee Corporation of record in Instrument No. 20171120-0118673 Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 20, 2017.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20170203-0011914, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170127-0009079, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 7492, Page 486 and Book 7573, Page 147, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20140811-0072016, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restriction Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170221-0017256, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 10792, Page 432; amended in Instrument 20100113-0003170 , in the Register's Office for Davidson County, Tennessee.
- Assignment and Assumption Agreement of record in Book 11520, Page 653 and Book 11520, Page 638, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- 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: **588 Green Lane, Whites Creek, Tennessee 37189**.

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), their 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 1 DAY OF SEPTEMBER, 2020.

Ranetta Perkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY