WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2020.

Notary Public

COMMISSION EXPIRES: 3-2021

Steven Andrew Adams
Notary Public
State of Wisconsin

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 496827 DEEDWARR
10/16/2020 09:24:23 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20201016-0120479

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Erin M. Bordwell	Movement Mortgage, LLC	072-10-0-166
(NAME)	(NAME)	
2832 Bronte Avenue	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Brian D. Holl and Katie Loehrer, husbnad and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin M. Bordwell,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot 4, The E. B. Rucker Land Subdivision, as shown on plat of record in Plat Book 1130, Page 20, in the register's office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brian D. Holl, a married man by Deed dated March 5, 2013 from Jennifer O'Donnell Wright, married, recorded March 11, 2013, in Instrument Number 20130311002383l, in the Register's Office of Davidson County, Tennessee.

Katie Loehrer joins in executing this Warranty Deed to convey any and all marital right she may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property knows as: 2832 Bronte Avenue Nashville, TN 37216

(House Number) (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, successors 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, successors 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 our hands this 14 day of October, 2020.

Brian Holl

Kate Loehrer

State of WI

County of Dane

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Brian Holl and Kate Loehrer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 14th day of October, 2020.

Notary

Commission Expires: 3-20-21

Steven Andrew Adams
Notary Public
State of Wisconsin