WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF OCTOBER, 2020.

Notary Public

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

MY COMMISSION EXPIRES:

A-MM-20-411

(AF Karen Johnson Davidson County
Batch# 499471 DEEDWARR
10/20/2020 03:56:16 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20201020-0122334

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)
Olivia Waggoner	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**082-08-0-213.00**
411 Myrtle Street	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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, **HENSLEY GROUP 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 **OLIVIA WAGGONER, A SINGLE WOMAN,** 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. 21 on the Plan of Leek Subdivision of the Arthur Tract of record in Plat Book 547, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 21 fronts 50.0 feet on the Easterly margin of Myrtle Avenue and extends back between parallel lines, 170.0 feet to an alley.

Being the same property conveyed to Charles Gunselman by Cash deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington D.C. of record in Book 10099, page 10, Register's Office for Davidson County, Tennessee, dated June 20, 1996 and recorded on June 26, 1996.

Being the same property conveyed to Hensley Group LLC, a Tennessee limited liability company by Warranty deed from Charles Gunselman, married of record in Instrument No. 20200210-0015237 Register's Office for Davidson County, Tennessee, dated February 5, 2020 and recorded on February 10, 2020.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 54, Register's Office for Davidson County, Tennessee.
- Taxes for 2021 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: **411 Myrtle Street, Nashville, Tennessee 37206**.

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 19th DAY OF OCTOBER, 2020.

Hensley Group LLC

BY: _____
Michael Eric Hensley
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ERIC HENSLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of HENSLEY GROUP LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of October, 2020.

_____
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

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