THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 409,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2020. Notary Public MY COMMISSION EXPIRES: 07/09/2022 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 501426 DEEDWARR
10/26/2020 09:37:30 AM 2 pgs
Fees: $13.00 Taxes: $1,513.30
20201026-0123582

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven P. Begley & Alexandria Fisher	MOVEMENT MORTGAGE, LLC	MAP 161-12-0C
7108 River Bend Road	8024 CALVIN HALL ROAD	PARCEL 010.00-CO
Nashville, TN 37221	INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

MATTHEW C PIETSCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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, **John M. Sullivan and wife, Virginia L. Sullivan**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven P. Begley and Alexandria Fisher, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of River Bend Estates of record in Plat Book 6900, Pages 504 and 505, 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 John M. Sullivan and wife Virginia L. Sullivan by Warranty deed from Construction Associates, Inc of record in Book 7676, page 998, Register's Office for Davidson County, Tennessee, dated October 07, 1988 and recorded on October 13, 1988.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2021 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 6900, Page (s) 504 and 505, amended in Surveyors Certificate of Correction In Book 7465, Page 833; (3) Covenants, Conditions and Restrictions of record in Book 7112, Page 481, amended in Book 7308, Page 805, Book 7308, Page 808, Book 7336, Page 15 and Book 7549, Page 893, the By-Laws appended thereto, of record in Book 7347, Page 643; (4) Charter of River Bend Estates Homeowners Association, Inc. of record in Book 7347, Page 636, as amended in Book 8179,; (5) Articles of Incorporated of River Bend Estates Homeowners Association, Inc. of record in Book 9359, Page 153; (6) Easements of record in Book 6621, Page 303, Book 4817, Page 792 and Book 4581, Page 307; (7) Sanitary Sewer detention agreement of record in Book 7278, Page 822; (8) Dedication of common area of record in Book 9462, Page 679; (9) Deeds of Conveyance to Metropolitan Government of record in Book 7097, Page 140, Book 7097, Page 149, Book 7593, Page 523 and Book 7593, Page 565, Book 8614, Page 810, Book 9623, Page 870; (10) Declaration of Taking of record in Book 4285, Page 20; (11) Easement for Ingress/Egress of record in Book 7257, Page 154 and Easement Agreement of record in Book 7334, Page 777, Book 7334, Page 785, Book 7334, Page 793; (12) Subject to rights of others in and to the common areas and/or elements; (13) All visible easements; (14) All applicable governmental and zoning regulations.

This is IMPROVED property known as **7108 River Bend Road, Nashville, TN 37221.**

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 our hands this the 20th day of October, 2020.

Virginia L. Sullivan by James A. Waechter, Attorney-in-Fact

John M. Sullivan by James A. Waechter, Attorney-in-Fact

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 **James A. Waechter** 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 on behalf of **John M. Sullivan and Virginia L. Sullivan**, as their Attorney in Fact, as the free act and deed of the within named **John M. Sullivan and Virginia L. Sullivan**.

Witness my hand and official seal this the 20th day of October, 2020.

My Commission expires March 6, 2024

Notary Public

DAVID GANT
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY