Karen Johnson Davidson County
Batch# 502283 DEEDWARR
10/28/2020 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20201028-0124719

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON c#c

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 16TH day of OCTOBER 2020.

Carmen Coats
Notary Public
My commission expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Address of New Owner:	Send Tax Bills to:	Tax Information:
Benjamin Hardt 941 Giant Oak Dr Nashville, TN 37217	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL RD INDIAN LAND, SC 29707	106-15-0-060.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **James A. English, an unmarried man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Benjamin Hardt, an unmarried man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Hill-N-Dale, Section II, as of record in Book 4175, page 5, Register's Office for Davidson County, Tennessee, as follows, to-wit:

Beginning at a point in the southerly margin of Giant Oak Drive, said point being the common front corners of Lot 98 and 97, then with the line between Lot 98 and Lot 97, 112.52 feet to a point, the common rear corners of Lot 96, 97, 98; thence with the line between Lots 96 and 97, 103.67 feet to the westerly margin of Shady Oak Drive; thence with the westerly margin of Shady Oak Drive, in a northerly direction 107 feet to a concrete monument, the beginning of a curve; thence with said curve 39.97 feet to a concrete monument in the southerly margin of Giant Oak Drive; thence with the southerly margin of Giant Oak Drive in a westerly direction 93.32 feet to the point of beginning.

Being the same property conveyed to James A. English by Warranty Deed from Ronald Wayne Scott, unmarried, date January 27, 2000 of record as Instrument No. 20000131-009605, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 941 Giant Oak Dr, Nashville, TN 37217

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 15th day of October, 2020.

James A. English

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James A. English,** the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of October, 2020.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2020096815

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

