Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1562

Karen Johnson Davidson County
Batch# 519583 DEEDWARR
11/20/2020 02:14:37 PM 2 pgs
Fees: $13.00 Taxes: $2,005.40
20201120-0136956

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Tyler Rossebo, an unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Allison Spotts and Matthew Ford, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 1403 of 1401 Preston Drive Townhomes, as shown in the Master Deed for 1401 Preston Drive Townhomes, a Horizontal Property Regime with private elements, of record in Instrument No. 20151112-0114916, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tyler Rossebo, an unmarried man by Warranty deed from Regal Homes Co., of record in Instrument No. 20160411-0034560 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on April 11, 2016 and Recorded on June 10, 2016 Instrument No: 20160610-0058838.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1403 Preston Road, Nashville, TN 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Allison Spotts	**Movement Mortgage, LLC**	**083-04-0W-002.00-CO**
1403 Preston Road	**8024 Calvin Hall Road**	
Nashville, TN 37206	**Indian Land, SC 29707**	

WITNESS THE EXECUTION HEREOF this 13th day of November, 2020.

Tyler Rossebo

State of Tennessee)
County of Davidson)

On this 13th day of November, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Tyler Rossebo , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 542,000.00.**

Affiant

Sworn and subscribed before me on this the 13th day of November, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON