WARRANTY DEED

Karen Johnson Davidson County
Batch# 520952 **DEEDWARR**
11/25/2020 08:14:10 AM 2 pgs
Fees: $13.00 Taxes: $4,551.00

20201125-0138157

A-BMR-20-1518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

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)
Stephen M Robinson	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**117 04 0 036.00**
1518 Sweetbriar Ave	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**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, **CARLA LEE, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN M ROBINSON, SINGLE,** 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 the Westerly 58 feet front and 53.7 feet rear of Lot #105 in the Belmont Land Co.'s Plan of Lots called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carla Lee and husband, John Lee, by Warranty Deed from Rich B. Martin, unmarried, of record in Instrument No. 20060810-0098804, in the Register's Office of Davidson County, Tennessee, dated July 25, 2006 and recorded on August 10, 2006.

Being the same property conveyed to Carla Lee, Trustee, by Quitclaim Deed from John Lee, of record in Instrument No. 20141030-0100290, in the Register's Office of Davidson County, Tennessee, dated October 23, 2014 and recorded on October 30, 2014.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Land Co.'s Plan of Lots called Belmont Heights, as recorded in Plat Book 421, Page(s) 34.

- 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: **1518 Sweetbriar Ave, Nashville, Tennessee 37212**.

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 20 DAY OF NOVEMBER, 2020.

Carla Lee by Jeremy Gourley, Attorney in Fact

ATTY IN FACT
JEREMY GOURLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEREMY GOURLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARLA LEE, and who acknowledged he/she/they executed the same as the free act and deed of the said CARLA LEE.

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

Megan Paulus
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