This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $510,000.00.

Affiant

Subscribed and sworn before me this the 10 day of December, 2020.

Notary Public
My commission expires: 9/18/22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Benjamin Orsborn	Movement Mortgage, LLC	072-03-0 178.00
1114 Howard Ave	8024 Calvin Hall Road	
Nashville, TN 37216	Indian Land, SC 29707	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JASON DEGRAFTENREID AND GABRIELA GONZALEZ, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN ORSBORN AND CATHERINE ORSBORN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 133 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, 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 Jason DeGraftenreid and Gabriela Gonzalez, by deed from Alvarez Martin, a single person, dated 12/15/2015, of record in Instrument No. 20151217-0127149, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1114 Howard Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 530090 DEEDWARR
12/11/2020 10:02:09 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00
20201211-0145314

Witness my hand this the 10 day of December, 2020.

Jason DeGraftenreid by Jenny West Attorney in Fact
Jason DeGraftenreid
BY: Jenny West as Attorney-in-Fact

Gabriela Gonzalez by Jenny West Attorney in Fact
Gabriela Gonzalez
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10 day of December, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jason DeGraftenreid by Specific POWER OF ATTORNEY dated December5, 2020, and who acknowledged that he executed the same as the free act and deed of Jason DeGraftenreid.

Witness my hand and official seal this 10 day of December, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

On this 10 day of December, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gabriela Gonzalez by Specific POWER OF ATTORNEY dated December5, 2020, and who acknowledged that he executed the same as the free act and deed of Gabriela Gonzalez.

Witness my hand and official seal this 10 day of December, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022