WARRANTY DEED

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

G-PR-20-408

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $528,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch# 546466 DEEDWARR
01/05/2021 12:01:51 PM 2 pgs
Fees: $13.00 Taxes: $1,953.60

20210105-0001550

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)
Stefanie Ainslie and Anthony John Ainslie	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**172-13-0A-069.00-CO**
408 Waterton Ct	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**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, **TIFFANY MARIE BALIN AND ANDREW HARRY BALIN, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEFANIE AINSLIE AND ANTHONY JOHN AINSLIE, WIFE AND HUSBAND,** 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 Lot No. 29 on the Plan of Section Two, Williams Grove of record in Plat Book 9700, Page (s) 902 through 906, inclusive, 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 Angela Arendse, a single woman by Warranty deed from Ryan Williamson and wife, Sarha Williamson of record in Instrument No. 20140326-0024680 Register's Office for Davidson County, Tennessee, dated March 24, 2014 and recorded on March 26, 2014.

Being the same property conveyed to Tiffany Marie Balin and Andrew Harry Balin, wife and husband by Warranty deed from Angela Arendsee, a single woman of record in Instrument No. 20191101-0112339 Register's Office for Davidson County, Tennessee, dated October 30, 2019 and recorded on November 01, 2019.

Being also known as 408 Waterton Court Brentwood, Tennessee 37027.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page (s) 902 through 906, inclusive, Register's Office for Davidson County, Tennessee.
- Taxes for 2021 and subsequent years, a lien not yet due and payable.
- All matters shown on the PUD Boundary Plat of record in Book 9700, page 520, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10741, Page 678; Book 11167, Page 755; Book 11643, Page 316; Instrument No. 19991206-0300190 and Instrument No. 20010514-0049490, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10741, Page 671, in the Register's Office for Davidson County, Tennessee.
- Charter of Williams Grove Homeowners Association, Inc. of record in Book 10741, Page 671 and Instrument No. 20010618-0064214, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Area to Williams Grove Homeowners Association, Inc. of record in Instrument Number 20010514-0049489 and Instrument No. 20011226-0142132, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 10951, Page 699, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **408 Waterton Ct, Brentwood, Tennessee 37027**.

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 30th DAY OF DECEMBER, 2020.

Tiffany Marie Balin

Andrew Harry Balin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIFFANY MARIE BALIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2020.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW HARRY BALIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2020.

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