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

Karen Johnson Davidson County
Batch# 578957 DEEDWARR
02/25/2021 02:06:50 PM 2 pgs
Fees: $13.00 Taxes: $1,095.20

20210225-0024126

39-B
File #21-1056

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 **Benjamin Brown and Jaimee Brown, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Andrew Butcher and Caitlin Butcher, husband and wife**, 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 Lot No. 26 on the Plan of Pleasant View of record in Plat Book 1130, Page 43, 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 Benjamin Brown and Jaimee Brown, husband and wife by Warranty deed from Philip Carl Shay and Sonnie Lee Shay, husband and wife of record in Instrument No. 20160531-0054098 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on May 31, 2016.

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: 250 Thuss Avenue, Nashville, TN 37211.

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 #:
Andrew Butcher	Movement Mortgage, LLC	133-02-0-058.00
250 Thuss Avenue	8024 Calvin Hall Road	
Nashville, TN 37211	Indian Land, SC 29707	

WITNESS THE EXECUTION HEREOF this 22 day of February, 2021.

Benjamin Brown

Jaimee Brown

State of Tennessee) Florida
County of Davidson) Orange

On this 22 day of February, 2021, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Benjamin Brown and Jaimee Brown, 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 State of Florida
Nathan S. Flashman
My Commission GG 944349
Expires 02/01/2024

Notary Public

My Commission Expires: 2/1/2024

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 296,000.00.**

Affiant

Sworn and subscribed before me on this the 23rd day of February, 2021.

Notary Public

My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022