WARRANTY DEED

Karen Johnson Davidson County
Batch# 588506 DEEDWARR
03/10/2021 09:06:46 AM 2 pgs
Fees: $13.00 Taxes: $1,178.45

20210310-0031200

B-KW-20-711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

(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)
Alexander K. Baldridge	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
1101 Graybar Lane	**8024 Calvin Hall Road**	**082-07-0-202.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**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, **MELODIE JOY MCSWAIN, UNMARRIED AND DORIS MCSWAIN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEXANDER K. BALDRIDGE, UNMARRIED,** 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. 6 on the Plan of Townwood Homes, Section I of record in Plat Book 3106, Page 147, 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 Melodie Joy McSwain, an unmarried woman and Doris McSwain, an unmarried woman, as tenants Common with Rights of Survivorship by Warranty deed from Kelli Huff-Jones, married of record in Instrument No. 20170404-0032862 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 04, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 147, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3368, Page 23, as amended in Book 3611, Page 545, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **711 Joseph Ave, Nashville, Tennessee 37207**.

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 t 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 3rd DAY OF MARCH, 2021.

Melodie Joy McSwain by [signature], Attorney in Fact
Melodie Joy McSwain by Brandon McSwain, Attorney in Fact

Doris McSwain by [signature], Attorney in Fact
Doris McSwain by Brandon McSwain, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON MCSWAIN, 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 MELODIE JOY MCSWAIN AND DORIS MCSWAIN, and who acknowledged he/she/they executed the same as the free act and deed of the said MELODIE JOY MCSWAIN AND DORIS MCSWAIN.

Witness my hand and official seal, this the 3rd of March, 2021.

[signature]
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212