WARRANTY DEED

Karen Johnson Davidson County
Batch# 606988 **DEEDWARR**
04/05/2021 03:02:48 PM 2 pgs
Fees: $13.00 Taxes: $1,417.10

20210405-0044306

J-SB-FB-21-1257-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

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)
Spencer Freeman	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**105 03 0 270.00**
414 Moore Ave	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**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, **CENTRAL COAST PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SPENCER FREEMAN, A MARRIED MAN,** 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 part of Lot No. 29 on the Plan of John Nelson's Addition to Nashville, as of record in Book 2, Pages 182 and 183, Register's Office for said County, described as follows:

Beginning on the Westerly margin of 2nd Avenue South, formerly Market Street, at the Northeast corner of the property conveyed to Lockie Sanders by deed from Lucilla Davis, Executrix, of record in Book 1055, Page 240, said Register's Office; thence with Sanders' Northerly line, Westwardly 135 feet, more or less, to the Easterly margin of an alley; thence with said alley, Northwardly 40 feet; thence Eastwardly 135 feet, more or less, to the Westerly margin of 2nd Avenue South; thence with said Avenue, Southwardly 40 feet to the beginning.

Being the same property conveyed to Central Coast Properties, LLC, by Warranty Deed from Vesta Dalton, unmarried, of record in Instrument No. 20201228-0153726, in the Register's Office for Davidson County, Tennessee, dated November 30, 2020 and recorded on December 28, 2020.

This conveyance is subject to:
- County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of John Nelson's Addition to Nashville, as recorded in Plat Book 2, Page(s) 182 & 183.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1257 2nd Ave S, Nashville, Tennessee 37210**.

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 2nd DAY OF APRIL, 2021.

Central Coast Properties, LLC

BY:_____
Paul Hinman
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CENTRAL COAST PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of April, 2021.

_____
Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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