WARRANTY DEED

Karen Johnson Davidson County
Batch# 620271 **DEEDWARR**
04/21/2021 02:55:51 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210421-0053547

Y-SB-BMR-21-411

WILLIAM E. GRONES DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MY Commission Expires on 03/07/2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(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)
Benjamin Christiansen and Samantha Christiansen	**Movement Mortgage, LLC**	
(NAME) **411 Myrtle St**	(NAME) **8024 Calvin Hall Road**	**082-08-0-213.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **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, **OLIVIA WAGGONER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN CHRISTIANSEN AND SAMANTHA CHRISTIANSEN, HUSBAND AND WIFE,** 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. 21 on the Plan of Leek Subdivision of the Arthur Tract of record in Plat Book 547, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Said Lot No. 21 fronts 50.0 feet on the Easterly margin of Myrtle Avenue and extends back between parallel lines, 170.0 feet to an alley.

Being the same property conveyed to Olivia Waggoner, a single woman by Warranty deed from Hensley Group LLC, a Tennessee limited liability company of record in Instrument No. 20201020-0122334 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on October 20, 2020.

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 547, Page 54, 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: **411 Myrtle St, Nashville, Tennessee 37206**.

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 15th DAY OF APRIL, 2021.

Olivia Waggoner by Laura Mitchell, 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, LAURA MITCHELL, 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 OLIVIA WAGGONER, and who acknowledged he/she/they executed the same as the free act and deed of the said OLIVIA WAGGONER.

Witness my hand and official seal, this the 15th of April, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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