WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $440,000.00. Affiant Subscribed and sworn to before me on May 28, 2021. NOTARY PUBLIC My Commission Expires: 7/18/21

KEATON RYE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

KEATON RYE TENNESSEE NOTARY PUBLIC MAURY COUNTY

File #2021-181

Karen Johnson Davidson County
Batch# 648059 DEEDWARR
06/02/2021 11:54:16 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00

20210602-0073854

RUMENT WAS PREPARED BY AND RETURNABLE TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christa Minor and Joseph Minor 100 Euclid Dr. Madison, AL 35758	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	118-05-0A-038.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JUDY COBB, A MARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **CHRISTA MINOR AND JOSEPH MINOR, WIFE AND HUSBAND**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Building 12, Apartment D, St. Martin Square, now known as 12 South Towers, as shown on the Plat of record in Plat Book 4460, Page 186, amended at Instrument No. 20031107-0163683, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to JUDY COBB, MARRIED, by deed from SAMUEL S. JACKSON, UNMARRIED, of record in Instrument No. 20161027-0113737, dated October 27, 2016, said Register's Office.

Grantor certifies that this property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 940 Gale Ln., #120, Nashville, TN 37204.

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, its heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 hand on May 28, 2021.

Grantor:

Judy Cobb

Judy Cobb

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this 28th day of May, 2021.

Notary Public

My commission expires: 7/18/24

KEATON RYE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY