This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $450,000.00.

Affiant

Subscribed and sworn before me this the 30 day of June, 2021.

Notary Public
My commission expires: 9-6-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Arthur W. Huenecke, Jr.& Joan Marie Huenecke 647 A James Avenue Nashville, TN 37209	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	090-08-0L 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JONATHAN ANDREW VEST, AND HALEY S. VEST, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ARTHUR W. HUENECKE, JR. AND JOAN MARIE HUENECKE, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of "647 James Avenue Townhomes Amended", as shown on Exhibit "F" of the Declaration of Covenants, Conditions and Restrictions for "647 James Avenue Townhomes" of record in Instrument Number 20160628-0065610, as amended in Instrument Number 20160808-0082110, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan Andrew Vest and Haley S. Vest, husband and wife, by deed dated 06/14/2017, from MMA, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20170616-0060527, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 647 A James Avenue, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 669110 **DEEDWARR**
07/01/2021 09:23:47 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210701-0089054

JW
HW

Witness my hand this the 30th day of June, 2021.

Haley S. Vest

Jonathan Andrew Vest

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state. Haley S. Vest and Jonathan Andrew Vest, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2021.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY