WARRANTY DEED

ROCCO J. MARCELLO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

G-SB-VRES-21-1108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $486,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(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)
Heather Braden and James Canavan	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**155-08-0C-145.00-CO**
1108 Deerhurst Court	**8024 Calvin Hall Road**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**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, **ADAM BLAIR AND MARY CAITLIN HASKELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HEATHER BRADEN, AN UNMARRIED WOMAN, AND JAMES CANAVAN, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** , 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. 145 on the Plan of Poplar Creek Estates, Phase 2 of record in Plat Book 6900, Page 339-347, amended in Plat Book 7900, page 888 and 889, 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 Adam Blair and Mary Caitlin Haskell, husband and wife by Warranty deed from John L. Miller and Amy L. Miller, husband and wife of record in Instrument No. 20200604-0057513 Register's Office for Davidson County, Tennessee, dated May 27, 2020 and recorded on June 04, 2020.

Being the same property conveyed to John L. Miller and Amy L. Miller, husband and wife by Warranty deed from Benjamin Petty, unmarried of record in Instrument No. 20180530-0051411 Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 30, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 339 through 347, inclusive, as amended in Plat Book 7900, Pages 888 and 889, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6474, Page 346, Book 6486, Page 587, Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7270, Page 648, Book 7964, Page 33 and Book 9472, Page 824, Register's Office for Davidson County, Tennessee.
- Charter of the Homeowner Association for Poplar Creek Estates of record in Book 7120, page 125, Register's Office.
- Quitclaim deed of common area of record in Instrument Number 20000508-0046144, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 7099, Page 299, 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: **1108 Deerhurst Court, Nashville, Tennessee 37221**.

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.

Karen Johnson Davidson County
Batch# 670702 **DEEDWARR**
07/02/2021 11:36:51 AM 2 pgs
Fees: $13.00 Taxes: $1,800.05

20210702-0090065

Witness my/our hand(s) this the 25th DAY OF JUNE, 2021.

Adam Blair

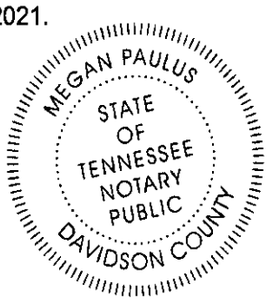
Mary Caitlin Haskell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of June, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

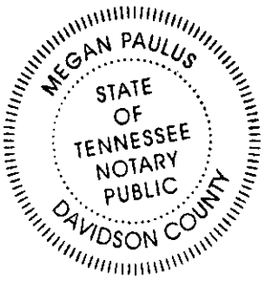


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of June, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
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Nashville, TN 37212