WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/25/2025 DAVIDSON COUNTY

O-KPG-21-2721

Karen Johnson Davidson County
Batch# 683503 **DEEDWARR**
07/26/2021 11:51:10 AM 2 pgs
Fees: $13.00 Taxes: $1,265.40

20210726-0099870

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)
Barbara J. Opyt	**Movement Mortgage, LLC**	
(NAME) **2721 Druid Drive**	(NAME) **8024 Calvin Hall Road**	**119-10-0-061.00**
(ADDRESS) **Nashville, TN 37210**	(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, **JON WOLFE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARBARA J. OPYT, AN UNMARRIED WOMAN,** 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:

All that certain tract or parcel of land lying and being in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 58 on the Plan of Hidden Acres, of record in Plat Book 1130, Page 89, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jon Wolfe by Special Warranty deed from U.S. Bank National Association, as trustee, on behalf of the holders of the Home Equity Asset Trust 2007-3 Home Equity Pass-Through Certificates, Series 2007-3 of record in Instrument No. 20081201-0116343 Register's Office for Davidson County, Tennessee, dated September 24, 2008 and recorded on December 01, 2008.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 89, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 1394, Page 218, as amended in Book 1428, page 565, and Book 1432, page 528, 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: **2721 Druid Drive, 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 22 DAY OF JULY, 2021.

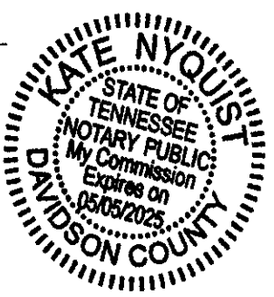
Jon Wolfe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON WOLFE, 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 22nd of July, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)



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