WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED AND 00/100 (316,500.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of October, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
414 Union Street, Suite 1110, Nashville, Tennessee 37219

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Synnovea Halsel and Donovan Halsel, wife and husband (NAME)	**Movement Mortgage, LLC** (NAME)	**096 07 0B 009.00**
300 Stewarts Ferry Pike, #9, Nashville, TN 37214 (ADDRESS)	**8024 Calvin Hall Road Indian Land, SC 29707** (ADDRESS)	

Karen Johnson Davidson County
Batch# 747182 **DEEDWARR**
11/01/2021 09:25:49 AM 2 pgs
Fees: $13.00 Taxes: $1,171.05

20211101-0145830

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 28th day of October, 2021, the undersigned, **KAYLI LAYNE CRAIG, A SINGLE WOMAN**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SYNNOVEA HALSEL AND DONOVAN HALSEL, WIFE AND HUSBAND,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **300 Stewarts Ferry Pike, #9, Nashville, TN 37214** and more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 9 of Homes at 300 Stewarts Ferry Pike, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 300 Stewarts Ferry Pike, a Horizontal Property Regime, of record in Instrument No. 20180302-0020053, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kayli Layne Craig, a single woman, by Special Warranty Deed from FPH Investments, GP, a Tennessee general partnership, of record in Instrument No. 20190703-0065077, in the Register's Office of Davidson County, Tennessee, dated June 25, 2019 and recorded on July 03, 2019.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 28th day of October, 2021.

GRANTOR: Kayli Craig

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Kayli Craig**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 28th day of October, 2021.

Notary Public My Commission Expires:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
4/06/2024
DAVIDSON COUNTY