WARRANTY DEED

Karen Johnson Davidson County
Batch# 875678 DEEDWARR
06/22/2022 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20220622-0070989

File #22-DM-0239-10-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Haigler and Tara Haigler	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
239 White Bridge Pk, Unit 10	**8024 Calvin Hall Road**	**103 02 0S 010.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**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, **KRISTIN SULLIVAN, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER HAIGLER AND TARA HAIGLER, HUSBAND AND WIFE** 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 Unit No. 10 on the Plan of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Summit at Whitebridge, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161123-0123636, amended in Instrument No. 20170207-0013008 and Instrument No. 20180611-0055774, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Summit At Whitebridge, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20161123-0123636, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Kristin Sullivan, a single woman, by Warranty Deed from Summit at Whitebridge, LLC, a Tennessee limited liability company, of record in Instrument No. 20200612-0060520, in the Register's Office of Davidson County, Tennessee, dated June 11, 2020 and recorded on June 12, 2020.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.C. Vernon Farm, as recorded in Plat Book 161, Page(s) 164.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20161123-0123636 and Amendment recorded in Instrument No. 20170207-0013008 and Instrument No. 20180611-0055774.
*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20160808-0081832.
*Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20161025-0112669.
*Easement recorded in Instrument No. 20180611-0055676.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **239 White Bridge Pike, Unit 10, 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 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 13th day of June, 2022.

Kristin Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 2022, before me personally appeared Kristin Sullivan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of June, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 13th day of June, 2022.

Affiant Signature
Date 06/13/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13th day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

