39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1056838 DEEDWARR
10/03/2023 01:37:42 PM 2 pgs
Fees: $13.00 Taxes: $1,080.40

20231003-0077761

File #23-PA-1122-308

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/6/26
(AFFIX SEAL)

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Grace Villier	MOVEMENT MORTGAGE	
(NAME)	(NAME)	
1122 Litton Avenue, #308	8024 CALVIN HALL RD	**072 10 1A 015.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	INDIANLAND 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, **SHAUNA MCCAULEY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRACE VILLIER, A SINGLE 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:

Land situated in Davidson County, Tennessee, being Unit No. B3008, on the plan of Solo East, a Condominium, filed as Exhibit to and established by Declaration of Condominium of record in Instrument No. 20160729-0078558, as amended in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, Registers Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Shauna McCauley, an unmarried woman, by Warranty Deed from Elizabeth Jane Loggins, unmarried, of record in Instrument No. 20211215-0165878, in the Register's Office of Davidson County, Tennessee, dated December 03, 2021, and recorded on December 15, 2021.

This conveyance is subject to:
*Taxes for the year 2023 and subsequent years.
*Plat of Copperstone Village Estates Litton Ave., as recorded in Instrument No. 20100203-0008637, said Register's Office.
*Plat of Lots 1, 2 and 3, Copperstone Village Estates, as recorded in Instrument No. 20160330-0030247, said Register's Office.
*Master Deed establishing Solo East, a Condominium of record in Instrument No. 20160729-0078558, as amended by instrument(s) of record in Instrument No. 20160818-0086606, Instrument No. 20161121-0122822 and Instrument No. 20170320-0027135, said Register's Office.
*Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6379, Page 677, said Register's Office.
*Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20151228-0130055 as vacates, voided and superseded by Instrument No. 20170324-0028986, said Register's Office.
*Easement for Ingress and Egress, recorded in Book 4031, Page 423, said Register's Office.

*Easement for Right of Entry, recorded in Book 10262, Page 40, said Register's Office.
*Easement recorded in Book 4255, Page 503; Instrument No. 20111206-0095088 and Instrument No. 20140611-0051056, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1122 Litton Avenue, #308, Nashville, TN 37216**.

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 28th day of September, 2023.

Shauna McCauley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2023, before me personally appeared Shauna McCauley, 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 28th day of September, 2023.

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