When recorded return to: mail
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R13-1329

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130056354 DEEDWARR
Recvd: 07/02/13 14:36 2 pgs
Fees:13.00 Taxes:619.75
20130702-0068428

ADDRESS NEW OWNER:
Ottilia Sibanda
2328 Willesden Green Ct.
Hermitage, TN 37076

SEND TAX BILL TO:
Movement Mortgage LLC
P.O.Box 10610
Virginia Beach, VA 23450
Ln#1719991

TAX ID 086-08-0A-054.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Joshua Steven Riddell and wife, Elizabeth Ann Rowland-Riddell,** has this day bargained and sold, and does hereby transfer and convey unto **Ottilia Sibanda,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 449 on the Plan of Final P.U.D. Plan Phase III-A, Camden Woods of record in Plat Book 7900, Page 571, 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 Joshua Steven Riddell and wife, Elizabeth Ann Rowland-Riddell by Warranty Deed from Mark D. Chamberlain and wife, Dottie Chamberlain of record at Instrument No. 20071214-0143880, dated November 28, 2007 and recorded on December 14, 2007, in the Register's Office for Davidson County, Tennessee.

This property is also known as 2328 Willesden Green Ct., Hermitage, TN 37076.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 571, and restrictions in Book 7620, page 561, Book 7657, Page 580, Book 9231, Page 737, Book 9036, Page 329, Book 7675, Page 926, Book 8241, Page 194, Instrument No. 20080924-0096976,

Instrument No. 20120904-0079787 and Instrument No. 20120904-0079788, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 24th day of June, 2013.

Joshua Steven Riddell

Elizabeth Ann Rowland-Riddell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Joshua Steven Riddell and Elizabeth Ann Rowland-Riddell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of June, 2013.

NOTARY PUBLIC

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $167,500.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of June, 2013.

NOTARY PUBLIC

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

My Commission Expires: 10-18-2016