WARRANTY DEED

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nichole Bradford	Movement Mortgage, LLC	94-16-0E-080.00
(NAME)	(NAME)	
757 Spence Enclave	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Mary Ann Bell, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nichole Bradford, a single woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 80 on the Plan of Spence Enclave Townhomes, Phase 2, a Planned Unit Development, as shown as Exhibit "A" to the Third Amendment to the Declaration and Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record in Instrument No. 20061115-0141672, First Amendment in Instrument No. 20061117-0142742, Second Amendment in Instrument No. 20061213-0153595 and Third Amendment in Instrument No. 20080222-0017508, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This being the same property conveyed to Mary Ann Bell, unmarried by Warranty Deed from R.J. York Homes, LLC, dated June 6, 2008, filed of record on June 9, 2008, in Instrument No. 20080609-0059420, in the aforesaid Register's Office.

This conveyance is made subject to Covenants, conditions, restrictions, and easements of record in Instrument No. 20061115-0141672, First Amendment in Instrument No. 20061117-0142842, Second Amendment in Instrument No. 20061213-0153595 and Third Amendment in Instrument No. 20080222-0017508, in the aforesaid Register's Office; and the 2013 County Taxes.

unimproved ☐

This is improved ☒ property, known as 757 Spence Enclave, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 2nd day of August, 2013.

Mary Ann Bell

BILL GARRETT, Davidson County
Trans:T20130069633 DEEDWARR
Recvd: 08/13/13 13:53 2 pgs
Fees:13.00 Taxes:532.80

20130813-0084984

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mary Ann Bell, 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/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 2nd day of August, 2013.

Commission expires:
5/17/2014

Notary Public

DANNY L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY