WARRANTY DEED

G-RA-13-0205

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eulalio Banda	Movement Mortgage, LLC	
205 Bell Road	841 Seahawk Circle	
Nashville, TN 37217	Virginia Beach, VA 23452	136-13-67.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES G. WILLIAMS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EULALIO BANDA AND STACY BANDA, HUSBAND AND WIFE , hereinafter called the Grantee(s), their heirs 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 LOT 549, EDGE-O-LAKE ESTATES, SECTION 11, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3842, PAGE 190, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES G. WILLIAMS, UNMARRIED BY WARRANTY DEED FROM TIMOTHY GOLLIHER, UNMARRIED, RECORDED ON THE 27TH DAY OF APRIL, 2011 IN INSTRUMENT NO. 20110427-0032337, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 3842, PAGE 190; RESTRICTIVE COVENANTS OF RECORD IN BOOK 4222, PAGE 421 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 205 Bell Road, Nashville, Tennessee 37217
(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 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.

BILL GARRETT, Davidson County
Trans:T20130098275 DEEDWARR
Recvd: 11/19/13 11:30 2 pgs
Fees:13.00 Taxes:480.63
20131119-0119270

Witness my/our hand(s) this 15th day of November, 2013.

James G Williams by Frances Coffey Harvell, Attorney in Fact

James G. Williams by Frances Coffey
Harvell, Attorney in Fact

** JAMES G WILLIAMS and JAMES GOWER WILLIAMS (as listed on the Power of Attorney) are one and the same person. **

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared FRANCES COFFEY HARVELL to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES G. WILLIAMS and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES G. WILLIAMS.

Witness my hand and official seal, this the 15th day of November, 2013.

Mary Frances Rudy

Notary Public
My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903