Davidson County DEEDWARR
Recvd: 12/27/13 15:18 3 pgs
Fees:18.00 Taxes:481.00
20131227-0130460

WARRANTY DEED

PAMELA JO SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/7/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sarah Taaffe Stoutz	Movement Mortgage, LLC	142-10-0B-088.00
(NAME)	(NAME)	
625 Barlin Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Karen A. Ford and Mark S. Ford, Limited Co-Executors for the Estate of Ruth L. Ford, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sarah Taaffe Stoutz, an unmarried woman, and Catherine Bissell, a married woman, as tenants in common with right of survivorship., 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 Lot 88, PHASE 2, BELLE POINTE, as shown on plat of record in Plat Book 6250, Page 797, 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 by Order of Probate for Muniment of Title as recorded on the 19th day of November, 2013 in Instrument No. 20131119-0119013; Last Will and Testament as recorded on the 19th day of November, 2013 in Instrument No. 20131119-0119014 and Deed from Tamara L. Eiklor, unmarried to Isaac E. Ford and wife, Ruth L. Ford as recorded on the 9th day of July, 1999 in Deed Book 11566, Page 342, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 625 Barlin Drive, Nashville, TN 37221
(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 our hands this 18th day of December, 2013.

Karen A. Ford
Karen A. Ford

Mark S. Ford
Mark S. Ford

STATE OF TENNESSEE

COUNTY OF

On this 18th day of December, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Karen A. Ford and Mark S. Ford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-27-15

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Pamela Jo Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Laura Perry, a notary public for this county and state, Pamela Jo Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/1/15

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY