SPECIAL WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson SB

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2013

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JONATHAN GONZALEZ	Movement Mortgage, LLC ~~NEW OWNER~~	149-02-A 43.00 CO
(NAME)	(NAME)	
1104 Woburn Way	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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, **SOUTHEAST FINANCIAL CREDIT UNION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN GONZALEZ**, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BILL GARRETT, Davidson County
Trans:T20140000034 DEEDWARRSP
Recvd: 01/02/14 08:35 2 pgs
Fees:13.00 Taxes:365.93

20140102-0000029

unimproved ☐

This is improved ☒ property, known as 1104 Woburn Way, Antioch, TN 3713

(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, her heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on her own judgment.

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 43 on the Plan of Piccadilly Square, Phase 1, of record in Plat Book 5200, pages 720, 721, and 722, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Southeast Financial Credit Union by Successor Trustee's Deed from Bryan D. Spicer, Successor Trustee, dated April 11, 2013, of record in Instrument No. 20130426-0041759, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantor; all matters appearing on the Plan of record in Book 5200, pages 720, 721, and 722; Restrictions of record in Book 6236, page 683; Book 6295, pages 506, 520, 534, 572, 580, 588, 596 and 602; Book 6300, page 403, re-recorded in Book 6306, page 833; Book 6300, page 431; Book 6496, pages 100, 107 and 114; Book 6518, page 184; Book 6518, page 190 and Book 6830, page 739; Articles of Incorporation/Charter of record in Book 7288, page 963; Easement for sanitary sewer of record in Book 6186, page 238; Book 6251, page 616; Book 6271, page 187 and Book 6331, page 481; Easement for power line of record in Book 6298, page 491; and Deed to Homeowners Association for common area of record in Book 6236, page 680, corrected in Book 6295, page 503,all in the Register's Office for Davidson County, Tennessee.

Witness my hand this 30th day of December , 2013.

Southeast Financial Credit Union

By: _____

Chad Boone, Vice President of Mortgage and Business Lending

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Chad Boone, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Vice President of Mortgage and Business Lending of Southeast Financial Credit Union, the within named bargainor, and that he as such Vice President of Mortgage and Business Lending, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Southeast Financial Credit Union by the said Chad Boone as such Vice President of Mortgage and Business Lending.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of December, 2013.

_____
Notary Public

My Commission Expires: 6/4/17

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017