WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140009044 DEEDWARR
Recvd: 02/07/14 13:12 2 pgs
Fees: 13.00 Taxes: 464.35

20140207-0011034

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of January, 2014 /

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin P. Nault	Movement Mortgage	075 08 0 124.00
(NAME)	(NAME)	
648 Frankfort Dr	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Tiberiu Miko**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Justin P. Nault, unmarried**, 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 No. 484, Tulip Grove, Section Eight, of record in Book 4660, Page 56, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Tiberiu Miko by deed from Fannie Mae A/K/A Federal National Mortgage Association dated September 5, 2013, of record in Instrument No. 20130916-0097120, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Federal National Mortgage Association by deed dated January 4, 2013 of record in Instrument No. 20130107-0001994, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Walter R. Long and wife, Lara J. Long by Warranty Deed from John B. Livingston, unmarried dated July 19, 1999 of record in Book 11585, page 288, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

SUBJECT PROPERTY WAS INVESTMENT PROPERTY AND WAS NEVER THE PRIMARY RESIDENCE OF THE GRANTOR

unimproved ☐
This is improved ☒ property, known as 648 Frankfort Dr, Hermitage, TN 37076

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, has 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 31st day of January, 2014

Tiberiu Miko

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Tiberiu Miko**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31st day of January, 2014

Notary Public

My commission expires: 10.5.2015

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY