File No. 20140015

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/14 15:04 3 pgs
Fees:18.00 Taxes:370.00
20140305-0018668

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,999.00

Benjamin Batdorff
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2014

Notary Public

MY COMMISSION EXPIRES: 2/23/15
(AFFIX SEAL)

Amy Cross Nance Notary Public State of Tennessee Williamson County

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Batdorff and Melissa K. Batdorff	Movement Mortgage, LLC	060-07-0112.00
(NAME)	(NAME)	
3016 Rich Acres Drive	841 Seahawk Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	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, WE, Kinh Quang Le and Bich Thi Ngoc Le, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Batdorff and Melissa K. Batdorff, husband and wife, 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. 4 on the Map of Section One, Hillhurst Acres, as of record in Book 2331, Pages 50 and 51, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Kinh Quang Le and wife, Bich Thi Ngoc Le, by Quitclaim Deed from Nhut Le and wife, Lang Le, dated 12/7/04 and recorded 12/10/04 in Instrument No. 20041210-0147275; and being the same property previously conveyed to Kinh Quang Le and wife, Bich Thi Ngoc Le and Nhut Le, by Warranty Deed from Tiney Lee Elrod, unmarried, dated 2/3/98 and recorded 2/4/98 in Book 10782, Page 583, in the Register's Office of Davidson County, Tennessee.

Subject to all existing easements and all matters shown on plat of record in Book 2331, Pages 50 and 51; and Utility Easement of record in Instrument No. 20120723-0064473, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3016 Rich Acres Drive, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20140015

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 28th day of February, 2014.

Kinh Quang Le

Bich Thi Ngoc Le

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kinh Quang Le and Bich Thi Ngoc Le, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2014.

Commission expires:

Notary Public

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith 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, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

