WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140018427 DEEDWARR
Recvd: 03/19/14 12:04 2 pgs
Fees:13.00 Taxes:405.15

20140319-0022712

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of **March, 2014**

Notary Public

MY COMMISSION EXPIRES: 12-10-16

(AFFIX SEAL)

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brett A. Price	Movement Mortage, LLC	109050D07600CO
(NAME)	(NAME)	
1623 Lincoya Bay Dr	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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 Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jennifer Kaye Kitchen, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brett A. Price, unmarried**, 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:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1623 IN THE COTTAGES AT WILLIAMS BEND, A PRIVATE ELEMENT HORIZONTAL, PROPERTY REGIME, LOCATED ON LINCOYA BAY DRIVE, NASHVILLE, DAVIDSON COUNTY, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS AND BY-LAWS FOR THE COTTAGES AT WILLIAMS BEND, A HORIZONTAL PROPERTY REGIME WTTH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20040628-0076712 AND SUPPLEMENTARY DECLARATIONS OF RECORD IN INSTRUMENT NO. 20041028-0129585 AND IN INSTRUMENT NO. 20050923-0114373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE, THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS, AND TENANTS OF THE COTTAGES AT WILLIAMS BEND, A PRIVATE ELEMENT HORIZONTAL PROPERTY REGIME, CONTAINED IN THE SAID DECLARATION, THE PLAN FILED AS EXHIBIT "C" OF THE SUPPLEMENTARY DECLARATIONS APPEARING IN INSTRUMENT NO. 20050923-0114373, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING the same property conveyed to Jennifer Kaye Kitchen, unmarried by Cash Deed from The Secretary of Housing and Urban Development, of Washington D.C. dated October 27, 2010, of record in Instrument No. 20101124-0094140, Register's Office for 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.

unimproved ☐
This is improved X property, known as 1623 Lincoya Bay Dr, Nashville, TN 37214

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 her hand this **14th** day of **March, 2014**

Jennifer Kaye Kitchen

Jennifer Kaye Kitchen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Jennifer Kaye Kitchen**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **14th** day of **March, 2014**

Notary Public

LAURIE M. HARRIS
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY

My commission expires: 12-10-16

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122