WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/24/14 11:46 3 pgs
Fees:18.00 Taxes:1194.89
20140424-0034509

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,942.00

Julie J. Mayer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2014.

Da Thomas
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

DANA THOMAS NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jade Mayer and Julie Mayer (NAME)	Movement Mortgage LLC (NAME)	186-04-O-A-021.00
8020 Canonbury Drive (ADDRESS)	841 Seahawk Cir. (ADDRESS)	
Nolensville, TN 37135 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (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, WE, Kyle D. Duvall, Jr. and Jenna L. Duvall, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jade Mayer and Julie Mayer, 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. 206 on the Final Plat of Burkitt Place, Phase 1A, Section 1, as of record in Instrument Number 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20060427-0048557, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kyle D. Duvall, Jr. and Jenna L. Duvall, husband and wife, by deed of record in Instrument Number 20071205-0140789 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Burkitt Place, Phase 1A, Section 1 of record in Instrument Number 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20060427-0048557, Register's Office for Davidson County, Tennessee. Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20060306-0025388; amended in Instrument Number 20070202-0014304; Assignment of Developer Rights of record in Instrument Number 20120106-0001500; Conveyance of Open Space of record in Instrument Number 20071220-0145868; Easements of record in Instrument Number 20050816-0096915, Instrument Number 20050908-0108101 and Instrument Number 20060317-0030915; Storm Water Detention Agreement of record in Instrument Number 20060427-0048083; Easement to United Telephone Co. of record in Instrument Number 20060607-0067534; Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20070724-0087659; Sanitary Sewer Easement of record in Instrument Number 20070724-0087694; all matters shown on PUD Boundary Plat in Instrument Number 20050920-0113225; and all matters shown on plat of record in Instrument Number 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20060427-0048557, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 8020 Canonbury Drive, Nolensville, TN 37135
(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 17 day of April, 2014.

Kyle D. Duvall Jr.

Jenna L. Duvall

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyle D. Duvall, Jr. and Jenna L. Duvall, 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 at Franklin, Tennessee this the 17 day of APRIL 2014.

Commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

Notary Public

I, Heather Wheeler, 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 a notary for this county and state, Heather Wheeler 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

