# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/14 10:47 3 pgs
Fees:18.00 Taxes:973.10
**20140530-0046538**

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **29th** day of **May, 2014**

Angela G. Batson
Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

**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 |
|---|---|---|
| Vaishakhi Nayar | Movement Mortgage, LLC | 173090B05700CO |
| (NAME) | (NAME) | |
| 2209 Alteras Dr | 841 Seahawk Circle | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013-4471 | 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, WE, **Christina M. Goldman Booker, formerly known as Christina M. Goldman and Michael A. Booker, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Vaishakhi Nayar, an unmarried woman,** hereinafter called the Grantee, her 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 described as follows:

BEING all of Lot No. 202, Section Two, Barnes Cove, according to plat and survey of same appearing of record in Instrument No. 20040604-0065966, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Christina M. Goldman, a single person and Michael A. Booker, a single person by Special Warranty Deed from First Tennessee Bank National Association dated June 30, 2009, of record in Instrument No. 20090702-0061739, 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 2209 Alteras Dr, Antioch, TN 37013-4471

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 **29th** day of **May, 2014**

Christina Goldman Booker
**Christina M. Goldman Booker**

**Michael A. Booker**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Christina M. Goldman Booker and Michael A. Booker**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **29th** day of **May, 2014**

Laurie M. Harris
Notary Public

LAURIE M. HARRIS
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

My commission expires: 3-25-18

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document 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, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).