THIS INSTRUMENT PREPARED BY:
James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

AFTER RECORDING RETURN TO:
Touchstone Title and Escrow, LLC
318 Seaboard Lane, Ste. 114
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/04/14 13:36 3 pgs
Fees:18.00 Taxes:1108.15
20140604-0048452

Address New Owner(s):
Dustin Roger Bank and Samantha Jane Bank
4109 Idaho Avenue
Nashville, TN 37209

Send Tax Bills To:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

Map & Parcel Nos.:
10304027500

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th **day of May, 2014**, by and between **Laurie V. Andrews, unmarried,** party of the first part, and **Dustin Roger Bank and Samantha Jane Bank, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED NINETY NINE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS ($299,500.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND in DAVIDSON County, Tennessee, being Lot No. 21, on the Plan of CHARLOTTE AVENUE CHURCH OF CHRIST ADDITION TO WEST NASHVILLE, of record in Book 547, Page 199, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Laurie V. Andrews, unmarried, from David E. Franks and wife, Janet P. Franks by deed dated June 28, 2001, of record in Instrument No. 20010629-0068970, in the Register of Deeds Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Laurie V. Andrews

Laurie V. Andrews, unmarried

STATE OF TENNESSEE, COUNTY OF Sullivan

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Laurie V. Andrews, unmarried,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 27th **day of May, 2014.**

Judith K Overbay
Notary Public

My commission expires: 11/27/2016

JUDITH K. OVERBAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SULLIVAN

STATE OF TENNESSEE, COUNTY OF Williamson

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$299,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 28th **day of May, 2014.**

Caitlin E Smith
Notary Public

My commission expires: 12-27-15

CAITLIN E. SMITH STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

PROPERTY ADDRESS:
4109 Idaho Avenue
Nashville, TN 37209

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).