FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$170,250.00~~ Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **June 17, 2014.** Notary Public MY COMMISSION EXPIRES: 3/8/15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20140043445 DEEDWARR
Recvd: 06/19/14 10:20 2 pgs
Fees: 13.00 Taxes: 629.93
20140619-0053529

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0285**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dianne M. Dunn	**Movement Mortgage, LLC**	**131 05 08 423.00**
(NAME) **423 Summit Ridge Place**	(NAME) **841 Seahawk Circle**	
(ADDRESS) **Nashville,TN 37215**	(ADDRESS) **Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(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, **Kristen C. Rice (formerly Kristen A. Comstock, an unmarried woman),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dianne M. Dunn, an unmarried woman,** 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 Unit 423 on the plan of Four Seasons, a Condominium Development together with the undivided interest in the common elements appurtenant to said unit as set forth in the Master Deed establishing Four Seasons, a Condominium of record in Plat Book 6841, Page 349, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kristen A. Comstock, an unmarried woman, by Warranty Deed from Jennifer Kocak Knudson, an unmarried woman, recorded March 1, 2004 in Instrument Number 20040301-0023070, Register's Office for Davidson County, Tennessee.

Brian T. Rice, spouse of Kristen C. Rice, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, he may have to the property as listed above.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **423 Summit Ridge Place, Nashville, TN 37215**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **17th** day of **June, 2014**.

Kristen C. Rice

Kristen C. Rice

Brian T. Rice

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Kristen C. Rice and Brian T. Rice**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **17th** day of **June, 2014**.

NOTARY PUBLIC

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 5/4/15