BILL GARRETT, Davidson County
Trans: T20140052473 DEEDWARR
Recvd: 07/21/14 14:31 2 pgs
Fees: 13.00 Taxes: 819.55
20140721-0064585

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 221,500.00

Affiant

Subscribed and sworn to before me, this 18th day of July, 2014.

Notary Public

My commission expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JUSTIN E. CORTELYOU KATE L. CORTELYOU	MOVEMENT MORTGAGE, LLC	09708005300
4204 BAYSIDE LN	841 SEAHAWK CIRCLE	
HERMITAGE, TN 37076	VIRGINIA BEACH, VA 23452	

FOR AND IN 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 ACKNOWLEDGE, WE,

JAMES N. DAVIS and wife, JANET C. DAVIS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Justin E. Cortelyou and Kate L. Cortelyou, husband and wife

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. 276 ON THE PLAN OF LAKE PARK, SECTION 10, OF RECORD IN BOOK 4955, PAGE 65, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES N. DAVIS AND WIFE, JANET C. DAVIS, BY WARRANTY FROM MICHAEL W. GIBSON AND WIFE, LORI K. GIBSON, DATED 02/28/1994 AND RECORDED ON 03/03/1994 IN BOOK 9267, PAGE 288, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 4204 BAYSIDE LN, HERMITAGE, TN 37076.

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 in 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 my/our hand(s) this 18th day of July, 2014.

James N. Davis by
Janet C. Davis as attorney in Fact

JAMES N. DAVIS
BY JANET C. DAVIS
HIS ATTORNEY IN FACT

Janet C. Davis

JANET C. DAVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JANET C. DAVIS, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2014.

Elizabeth Maison
Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 2.11.16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **JANET C. DAVIS** to me known to be the person who executed the foregoing instrument in behalf of **JAMES N. DAVIS** as his/her Attorney in Fact, and acknowledged that he/she executed the same for the purposes therein contained as the free act and deed of the said **JAMES N. DAVIS.**

Witness my hand, at office, this 18th day of July, 2014.

Elizabeth Maison
Notary Public

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My Commission Expires: 2.11.16