(2)

Davidson County	DEEDWARR
Recvd: 09/26/14 08:23	3 pgs
Fees:18.00 Taxes:702.63	
20140926-0088648	

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$189,900.00 Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2016

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody Peters 3050 Edgemont Drive Nashville, TN 37214	Movement Mortgage LLC 841 Seahawk Circle Virginia Beach, Virginia 23452	085-11-0-012.00

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 acknowledged, we,

Wayne Fisher and wife, Tammy Fisher

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jody Peters, a married 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:

Being Lot No. 163 on the plan of Section Three, Stanford Country Club Estates, as of record in Book 2900, page 67, amended in Book 3101, Page 629, 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 Wayne Fisher and wife, Tammy Fisher by Deed from Daryl Spicer and Brian Oldham dated May 1, 2008 of record in Instrument Number 20080507-0046822, Register's Office for Davidson County, Tennessee.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20140926-0088647, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 2900, Page 67, as amended in Book 3101, Page 629, Register's Office for Davidson County, Tennessee.
3) Property is subject to an Easement for sanitary sewer/storm drainage in Book 5166, Page 823, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **3050 Edgemont Drive, Nashville, TN 37214**
(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 hand(s) this 24th day of September, 2014.

Wayne Fisher by Kimberly Elkins Attorney in Fact — Wayne Fisher by Kimberly Elkins, Attorney-in-Fact

Tammy Fisher by Kimberly Elkins Attorney in Fact — Tammy Fisher by Kimberly Elkins, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Kimberly Elkins, Attorney-in-Fact for Wayne Fisher and Tammy Fisher, the Bargainor, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Wayne Fisher and Tammy Fisher for the purposes therein contained.

Witness my hand, at office, this 24th day of September, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

Certificate of Authenticity

I, Coreen Newcomb, do hereby make oath that I am a licensed 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.

Coreen Newcomb

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Valerie L. Kane, a notary public for this county and state, Coreen Newcomb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Valerie L Kane

Notary's Signature

My Commission Expires: 6-4-17.

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017