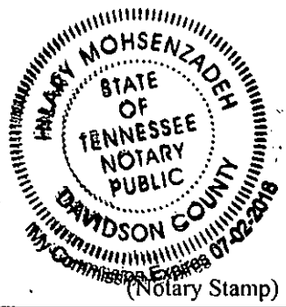
BILL GARRETT, Davidson County
Trans:T20140080677 DEEDWARR
Recvd: 10/27/14 11:24 2 pgs
Fees:13.00 Taxes:491.73

20141027-0098734



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $132,900.00

Angela Batson
Affiant

Subscribed and sworn to before me, this 22nd day of October, 2014.

Hilary Mohsenzadeh
Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cheri Wood	Movement Mortgage LLC	**Map\Parcel: 109-05-0-D-012.00CO**
1535 Lincoya Bay Drive	841 Seahawk Circle	
Nashville, TN 37214	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, I/WE,

Miriam Segura, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cheri Wood, a married woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 No. 1535 on the Plan of The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for The Cottages at Williams Bend Townhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040628-0076712, and Supplementary Declarations in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Cottages at Williams Bend Townhouses, of placement of Units, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20041028-0129585, for a more complete identification and description of said units.

Being the same property conveyed to Miriam Segura, unmarried, by Warranty Deed from 70 South Associates, LLC, a Tennessee limited liability company, of record in Instrument No. 20050517-0055286, dated May 13, 2005, Register's Office for Davidson County, Tennessee,

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No, 20000918-0092189, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No, 20040628-0076712 and amended in Instrument No, 20041028-0129585 and Instrument No, 20050923-0114373, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 5406, Page 470 and Book 7121, Page 169, Register's Office for DAVIDSON County, Tennessee.

Access Easement Agreeement of record in Book 6185, Page 216, Book 7498, Page 726, Instrument No, 20000331-0032369 and Instrument No, 20021204-0145457, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Instrument No, 20061229-0161141 and Instrument No, 20061229-0161140, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Instrument No, 20060314-0028980, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Instrument No, 20040628-0076712, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1535 Lincoya Bay Drive, Nashville, TN 37214.

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 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 except as 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 22nd day of October, 2014.

Miriam Segura / Edubina A. M. / Attorney in fact

Miriam Segura
By: Edubina Arce, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Edubina Arce,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Miriam Segura for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Miriam Segura, and is authorized by Miriam Segura to execute this instrument on his/her behalf.

Witness my hand, at office, this 22nd day of October, 2014.

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:
COMMISSION EXPIRES JUNE 25, 2017

File #: **140515JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027