9076

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of November, 2014

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Mateen Saleem	Movement Mortgage, LLC	Parcel ID:
4109 Pineorchard Pl.	841 Seahawk Cir.	164100A01600CO
Antioch, TN 37013	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 acknowledged, we

Darcy D. Stewart and wife, Kamara J. Stewart

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Mateen Saleem and wife, Sipal Haji

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. 16 of Village One, Summerfield, of record in Instrument 20000211-0014170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Darcy D. Stewart and wife, Kamara J. Stewart, by deed from K B R G of Nashville, LLC, of record in Instrument 20010607-0060382, said Register's Office, dated May 31, 2001.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10774, Page 945 amended in Book 11588, Page 484; Book 11669, Page 376; Instrument 20010308-0021946; Instrument 20010504-0046260; Instrument 20030527-0071168; Instrument 20051103-0133360; Instrument 20050317-0029621; Instrument 20060724-0089079; Instrument 20060724-0089080; Instrument 20060724-0089081; Instrument 20060921-01117120; and Book 11648, Page 660 amended in Instrument 20010326-0028531 , said Register's Office.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20000211-0014170, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4109 Pineorchard Pl., Antioch, TN 37013

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 hands this 26th day of November, 2014.

Darcy D. Stewart

Kamara J. Stewart

BILL GARRETT, Davidson County
Trans:T20140090076 DEEDWARR
Recvd: 12/02/14 09:30 2 pgs
Fees:13.00 Taxes:647.13
20141202-0110272

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 Darcy D. Stewart and Kamara J. Stewart, 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 and official seal at Nashville, Tennessee, this 26th day of November, 2014.

My Commission Expires: 8/03/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.