WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 173,900.00

Angela Batson
Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 1 DAY OF December 2014.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: 7-2-18
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darlene Stone	Movement Mortgage, LLC	86-7-133.00
1313 Presidential Trace	811 Seahawk Circle	
Hermitage, TN 37076	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, ***Under Construction, LLC, a Tennessee Limited Liability Company*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Darlene Stone*** 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:

For reference only this is Property being known as 1313 Presidential Trace Hermitage TN 37076 and being described as follows:

The following described premises situated in Davidson County, State of Tennessee, to-wit:

Being Lot No. 284 on the Plan of Jackson's Retreat, Section 5A, of record in Book 6250, page 309, Register's Office for said County.
Said Lot No. 284 fronts 59.0 feet on the northerly margin of Presidential Trace and extnds back 117.81 feet on the westerly line and 110.27 feet on the southeasterly line to a dead line in the rear measuring 97.45 feet thereon.

Being the same property conveyed to Under Construction, LLC by Special Warranty Deed from Bank of New York dated 2/7/12 and filed for record on 2/21/12 of record in Book 201202210014650, said Register's Office for said County.

This conveyance is subject to: Current years taxes which have been prorated and assumed by the Grantee(s); All restrictions of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

Davidson County DEEDWARR
Recvd: 12/10/14 16:13 3 pgs
Fees:18.00 Taxes:643.43
20141210-0113245

This is: Unimproved ( )
Improved (x) Property, known as **1313 Presidential Trace, Hermitage, TN 37076**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 it's hand this 1 day of December, 2014.

Under Construction, LLC

Bryan L Teel

By: Bryan L. Teel, Manager/Owner

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 _____ the bargainor(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 and official seal this _____ day of _____, 2014.

Commission Expires:_____

_____
Notary Public

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Bryan L. Teel, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Manager/Owner respectively of Under Construction, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Manager/Owner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the company, by the said Bryan L. Teel as such Manager/Owner.

Witness my hand and official seal at office at Hendersonville, Tennessee on this the 1 day of December, 2014.

My commission expires: 2/6/17

_____
Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)

CAITLIN E. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
HAMILTON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).