WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. M141608

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Kyle S Baughman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2014.

Jessica Lascelle
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kyle S Baughman	Movement Mortgage, LLC	096-01-0A-009-00-CO
(NAME)	(NAME)	
77 Riverpoint Pass	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Evan J. Prothro and Stephanie Prothro, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kyle S Baughman and Emily C Baughman, Husband and Wife** , hereinafter called the GRANTEE(S), their heirs and/or 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. 9, Riverpoint, Section Two, Revision to Lots 6-12 and 16-22, of record in Plat Book 7900, Page 641, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Evan J. Prothro, Unmarried by Warranty Deed dated 07/24/2008 from James E. Simmons, Unmarried of record in Instrument 200807250076189, Register's Office for Davidson County, Tennessee.

The said Evan J. Prothro having since married is joined in this conveyance by his Wife, Stephanie Prothro to waive any and all rights she has in said property.

All matters as set forth per Plat Book 7900, Page 641, said Register's Office:

Declaration of Restrictions, Covenants, and Easements of record in Book 6283, Page 630, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4806, Page 513 and Book 5580, Page 124, said Register's Office.

Access Easement of record in Book 6283, Page 653, said Register's Office.

Charter of record in Book 6252, Page 130, said Register's Office.

Quitclaim Deed to the Homeowner's Association of record in Book 6283, Page 650, as corrected of record in Book 8675, Page 617, as rerecorded of record in Book 8699, Page 932, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20150000383 DEEDWARR
Recvd: 01/02/15 15:55 2 pgs
Fees:13.00 Taxes:693.75
20150102-0000467

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 77 Riverpoint Pass, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 31st day of December, 2014.

Evan J. Prothro

Stephanie Prothro

State of Tennessee
County of Wilson

Personally appeared before me Evan J. Prothro and Stephanie Prothro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of December, 2014.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122