WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000538 DEEDWARR
Recvd: 01/05/15 10:18 2 pgs
Fees:13.00 Taxes:651.20
20150105-0000663

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Olumuyiwa Falana	Movement Mortgage, LLC	Tax Map-Group-Parcel
(NAME)	(NAME)	
8720 Ambonnay Dr.	841 Seahawk Circle	181-14-0-A-221.00 CO
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	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, Jennifer Joyce Witt and Rodger Gilbert Klein, a married man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Olumuyiwa Falana and wife, Temitope Falana, 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 unit No. 129 on the Plan of The Villas at Concord Place Phase 4, as shown on exhibit "A-1" to the Third Supplemental Declaration to Declaration to Protective Covenants Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20070130-0012170, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Joyce Witt by deed from Kirby Christopher Witt, as shown of record in Instrument #20131021-0109537, Register's Office for Davidson County, Tennessee. See also Instrument #20111122-0091429 and Instrument #20071008-0119577, both of the Register's Office for Davidson County, Tennessee.

This property is not now, nor ever has been, the primary residence of the Grantor, Rodger Gilbert Klein.

This conveyance is subject to Declaration to Protective Covenants Conditions Restrictions and Easements as shown of record in Instrument #200509220114218 and #200701300012170, Register's Office for Davidson County, Tennessee. This conveyance is also ubject to easement to United States of America as shown of record in Book 4424, page 967, Register's Office for Davidson County, Tennessee. This conveyance is also subject to a Storm Water Detention Agreement as shown of record in Instrument #200512190151949 & #200505050050659, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 8720 Ambonnay Dr., Brentwood, TN 37027

(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 hands this _____ day of December, 2014.

Jennifer Joyce Witt

By: Rodger Gilbert Klein
Rodger Gilbert Klein, Attorney in fact

Rodger Gilbert Klein

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodger Gilbert Klein, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this the 29th day of December, 2014.

Commission expires: 1/19/2015

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said Country and State, RODGER GILBERT KLEIN as Power of Attorney to me known to be the person who acknowledged the foregoing instrument on behalf of JENNIFER JOYCE WITT, and who acknowledged that she executed the same as the free act and deed of the said JENNIFER JOYCE WITT, and for the purposes therein contained by virtue of that certain power of Attorney duly executed by the said JENNIFER JOYCE WITT, and appearing of record in Instrument # 20150105-0000662, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee, this the 29th day of December, 2014.

Notary Public
My Commission expires 1/19/2015

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY