Return To:

BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000602 DEEDWARR
Recvd: 01/05/15 11:28 2 pgs
Fees:13.00 Taxes:164.65
20150105-0000749

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of

Notary Public

MY COMMISSION EXPIRES: 9/14/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brian Bell	Movement Mortgage, LLC	107 13 0A 012.00
(NAME)	(NAME)	
912 Coarsey Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville 37217	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Forty-Four Thousand Five Hundred And No/100 Dollars ($44,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Justin R. Rubio**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian Bell**, 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:

Unit No. 912 in Four Maples Condominium, a horizontal property regime, as shown on the Plat of record in Book 5200, Page 283, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Justin R. Rubio by Warranty Deed from Bryan G. Rubio dated November 2, 2012 and recorded November 9, 2012 in Instrument No. 20121109-0103905 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 912 Coarsey Drive, Nashville, TN 37217

File Number: GRN-142635

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, has 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 31st day of December, 2014.

Justin R. Rubio

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Justin R. Rubiothe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of December, 2014.

Notary Public

My Commission Expires: 9/10/18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-142635