RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20150002095 DEEDWARR
Recvd: 01/09/15 09:48 2 pgs
Fees:13.00 Taxes:555.00
20150109-0002448

SANDY BALENT — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of January, 2015.

Notary Public

My commission expires: 1-9-18

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jose L. Sanchez	Movement MOrtgage, LLC	**Map\Parcel: 17605007800**
200 Hickory Way Court	P. O. Box 10610	
Antioch, TN 37013	Virginia Beach, VA 23450	

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 ACKNOWLEDGE, WE,

Madeleine Parkovich, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jose L. Sanchez, an unmarried man

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. 40 on the Plan of Final Plat Hickory Woods, Section B of record in Plat Book 6900, Page 512, 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 John Parkovich and wife Madeleine Parkovich by Warranty Deed from Richard W. Vaughn, unmarried, of record in Instrument No. 20030401-0042575, Register's Office for Davidson County, Tennessee, dated March 28, 2003 and recorded on April 1, 2003. The said John Parkovich having since died.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 7422, page 304, Book 7857, page 94 as re-recorded in Book 7876, page 75, Correction to Declaration of Covenants, Conditions and Restrictions re-recorded in Book 9616, page 470, Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in Book 9678, Page 187, as amended in Book 9764, Page 44, Register's Office for Davidson County, Tennessee. y-Laws of Hickory Woods Homeowners Association recorded in Book 7932, page 648, and being set forth in Exhibit "C" in Amended and Restated Declaration of Covenants, Conditions and Restrictions for Hickory Woods the Book 9678, Page 187, amended by Instrument no. 20011207-0120450, in the Register's Office for Davidson County, Tennessee. Charter of Hickory Woods Homeowners Association of record in Book 7857, Page 87, as re-recorded in Book 7876, Page 67 and in Book 9680, page 319, in the Register's Office for Davidson County, Tennessee. Deed of Conveyance to Metro, Department of Water and Sewerage Services of record in Book 8169, Page 571 and Book 8169, page 579, in the Register's Office for Davidson County, Tennessee. Grant of Transmission Line Easement of record in Book 9632, Page 973, in the Register's Office for Davidson

County, Tennessee. This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 200 Hickory Way Court 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 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 my/our hand(s) this 7th day of January, 2015.

Madeleine Parkovich by Stephan Chriqui, her Attorney-In-Fact

Madeleine Parkovich by Stephan Chriqui, her
Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Stephan Chriqui**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Madeleine Parkovich for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Madeleine Parkovich, and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 7th day of January, 2015.

Notary Public

My Commission Expires: 4-25-2016

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires April 25, 2016

File #: **7015001**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027