Davidson County DEEDWARR
Recvd: 01/29/15 11:54 3 pgs
Fees:18.00 Taxes:610.13
20150129-0008523

PREPARED BY (AND RETURN TO):
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Email

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57167
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tyler Banks Nathan Forrester 218 Carriage Drive Nashville, TN 37221	Movement Mortgage LLC 841 Seahawk Circle Virginia Beach, VA 23452

TAX MAP PARCEL NUMBERS: 142-2-151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$164,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catalino Moreno, Jr. and Geraldine D. Moreno**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tyler A. Banks, an unmarried woman, and Nathan S. Forrester, an unmarried man, as tenants in commons with full rights of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan of Cross Timbers, Section 4, of record in Book 4175, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catalino Moreno, Jr. and wife, Geraldine D. Moreno by deed from William J. Robertson and wife, Norma J. Robertson, dated November 9, 1971, recorded December 10, 1971 in Book 4560, Page 439, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4175, page 54, said Register's Office, which Plan shows a 40, foot minimum building setback line from Carriage Drive, and a 25 foot easement for public utility and drainage purposes along the rear line of said lot.

This is improved property, known as 218 Carriage Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of January, 2015

Catalino Moreno Jr.
Catalino Moreno, Jr.

Geraldine D Moreno
Geraldine D. Moreno

State of Tennessee

County of Davidson

On this 28th day of January, 2015, before me the undersigned authority, personally appeared Catalino Moreno, Jr. and Geraldine D. Moreno, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Diane K Mann
Notary

My Commission Expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $164,900.00.

Affiant

Sworn and subscribed before me this 28 day of January, 2015

Notary

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
November 6, 2017

True Copy Certification

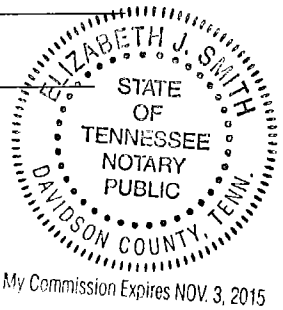
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires NOV. 3, 2015