Davidson County	**DEEDWARR**
Recvd: 01/30/15 15:27	**2 pgs**
Fees:13.00 Taxes:555.00	
20150130-0009113	

WARRANTY DEED

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 29th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/20/17
(AFFIX SEAL)

KATRINA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 05-20-2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Suk Rai	Movement Mortgage, LLC	172 08 0A 090.00
(NAME)	(NAME)	
1400 Hunters Branch Road	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
TN Antioch 37013	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Catherine M. Raff and Brandon J. Raff, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Suk Rai and wife, Ganga Rai**, 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 Lot No. 90 on the Plan of Hunter's Branch, Section Two-C, as of record in Plat Book 6900, Page 582, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pamela C. Hull and Juan R. Canedo by Deed from Joseph D. Ingrassia and wife, Holli A. Ingrassia dated September 16, 1997 and recorded September 18, 1997 in Deed Book 10612, Page 650 in the said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Catherine M. Raff and Brandon J. Raff, joint tenants with full rights of survivorship by Warranty Deed from Pamela C. Hull and Juan R. Canedo dated September 6, 2013 and recorded September 11, 2013 in Instrument No. 201309110095743 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.

File Number: NAT-150020

unimproved ☐

This is improved ☒ property, known as 1400 Hunters Branch Road, 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, 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 29th day of January, 2015.

Catherine M Raff by Eric Thompson as Attorney in Fact

Catherine M. Raff
By: Eric Thompson, as Attorney in Fact

Brandon J. Raff by Eric Thompson as attorney in fact

Brandon J. Raff
By: Eric Thompson, as Attorney in Fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Eric Thompson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Catherine M. Raff and Brandon J. Raff, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Catherine M. Raff and Brandon J. Raff, for the purposes therein contained.

Witness my hand and official seal, this the 29th of January, 2015.

Notary Public

My Commission Expires: July 24, 2017

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018