WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF ~~Minnesota~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Randell L. Beck	Movement Mortgage, LLC	09609003600
(NAME)	(NAME)	
2708 Emery Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Geraldine L. Brueggeman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Randell L. Beck, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 21, on the plan of of Meadowview Acres, as shown on plat of record in plan book 2133, Page 50, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot 21 fronts 110 feet on the northerly side of Emery Drive and runs back 203.9 feet on the easterly line and 202 feet on the westerly line, to a dead line, which is the south margin of the old abandoned N.C. & St. L. Railroad right-of-way, measuring 62.5 feet thereon.

Being the same property conveyed to Eva N. McClendon, unmarried by Warranty Deed dated from Kenneth Dale Brown and wife, Anita W. Brown of record in Book 9958, Page 767, Register's Office for Davidson County, Tennessee.

The said Last Will and Testament of Eva N. McClendon died testate on 09/13/2014 devising subject property to as evidenced by the Last Will and Testament of Last Will and Testament of Eva N. McClendon filed in Will Document No 14P-1585, in the Probate Court Clerk's Office for Davidson County.

Being the same property conveyed to Eva N. McClendon, unmarried by Warranty Deed dated 5/24/1997 from Kenneth Dale Brown and wife, Anita W. Brown of record in Book 9958, Page 767, Register's Office for Davidson County, Tennessee.

The said Eva N. McClendon died testate on 09/13/2014 devising subject property to Geraldine L. Brueggeman as evidenced by the Last Will and Testament of Eva N. McClendon filed in Docket No 14P-1585, in the Probate Court Clerk's Office for Davidson County, Tennessee.

BILL CARRETT, Davidson County
Trans:T20150012610 DEEDWARR
Recvd: 02/20/15 12:44 2 pgs
Fees:13.00 Taxes:592.00
20150220-0014869

All matters as set forth per Book 2133, Page 50, said Register's Office.

Restrictive Covenants of record in Book 2144, Page 517, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2708 Emery Drive, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 13th day of February, 2015.

Geraldine L. Brueggeman

State of Minnesota
County of HENNEPIN

Personally appeared before me Geraldine L. Brueggeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 13th day of February, 2015.

Notary Public
My Commission Expires: 1-31-2020

DENISE JEAN LAYNOR
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122