FOR OFFICIAL USE

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

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$145,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **February 20, 2015.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**15-0086**

BILL GARRETT, Davidson County
Trans:T20150014273 DEEDWARR
Recvd: 02/26/15 15:57 2 pgs
Fees:13.00 Taxes:536.50

20150226-0016838

ADDRESS NEW OWNER(S) AS FOLLOWS:	Send Tax Bills To:	MAP-PARCEL NUMBERS
Rance E. Brady and Alexandra J. Painter	**Movement Mortgage**	**075 08 0 087.00**
(NAME) **645 Atlanta Drive**	(NAME) 841 Seahawk Circle	
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Walter S. Hanson, an Unmarried Man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rance E. Brady and Alexandra J. Painter, tenants in common with right of survivorship** 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. 386 of the Tulip Grove Subdivision, Section Six, as shown by plat of record in Plat Book 4460, page 19, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Walter S. Hanson, an Unmarried Man, by Warranty Deed from Jason T. Thompson and Wife, Regina M. Thompson recorded December 6, 2004 in Instrument Number 20041206-0144766, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **645 Atlanta Drive, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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 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, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **20th** day of **February, 2015.**

Walter S. Hanson

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~Davidson~~ Jefferson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Walter S. Hanson**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **20th** day of **February, 2015.**

NOTARY PUBLIC

My Commission Expires: 1/23/16

JODIE M PHILLIPS
Notary Public
State of Colorado
Notary ID 19984004136
My Commission Expires Jan 23, 2016