WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Deanie L. Gregory
Attorney-at-Law
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150017725 DEEDWARR
Recvd: 03/11/15 13:42 2 pgs
Fees:13.00 Taxes:481.00
20150311-0020892

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andre Howard	Movement Mortgage , LLC	05316000500
(NAME)	(NAME)	
210 Pitts Avenue	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Wioletta Saleba, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANDRE HOWARD, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, being Lot No. 5 on the unrecorded Plan of Hays Subdivision, described according to a survey made by Harvey Gee, dated May 4, as follows:

BEGINNING on the westerly margin of Hadley Bend Road at the common corner of Lots Nos. 4 and 5, said beginning point being 1274.6 feet south of the south line of the T.C.R.R. Company right-of-way; thence with the line between said Lots Nos. 4 and 5, westwardly 350 feet to the northwest corner of Lot No. 5; thence with the west line of said Lot, southwardly 60 feet to the corner of Lots Nos. 5 and 6; thence with the line between said lots, eastwardly 350 feet to the westerly margin of Hadley Bend Road; thence with the westerly margin of said Road, northwardly 60 feet to the point of beginning.

Being the same property conveyed to Manuel Reingold and wife, Linda Reingold by deed dated October 6, 1975 from Velma Hall Hicks, James W. Hicks and Billy West of record in Book 4960, Page 294 and re-recorded in Book 6483, Page 310, Register's Office for Davidson County, Tennessee. The said Manuel Reingold died in June, 1987 survived by Linda Reingold, his wife. Linda Reingold subsequently died testate and was unmarried. The Last Will and Testament of the said Linda Reingold, admitted to Probate in the Seventh Circuit Court for Davidson County, Tennessee, Case Nol. 13P-1302, devised said property to David W. Whitaker. Further being the same property conveyed to Viola, LLC by Warranty Deed from David W. Whitaker, individually and as Executor of the Estate of Linda Reingold, deceased, which deed is dated June 20, 2014 and recorded as Instrument No. 20140627-0056428 in the Register's Office for Davidson County, Tennessee. Viola, LLC conveyed all its right, title and interest in and to subject property to Wioletta Saleba, married, by Quitclaim Deed dated February 11, 2015 which deed is of record as Instrument No. 20150212-0013078, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS; AND SUBJECT TO ANY MATTERS THAT MAY BE SHOWN ON THE UNRECORDED PLAN OF HAYS SUBDIVISION ACCORDING TO A SURVEY BY HARVEY GEE.

The above described property is not the principal residence of the Grantor herein.

unimproved ☐

This is improved ☑ property, known as 210 Pitts Avenue, Old Hickory, TN 37138

(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, his heirs and assigns forever; and we do covenant with the said

GRANTEE 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, his 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 hand this 10th day of March, 2015.

Wioletta Saleba

By: Daniel Saleba attorney in fact
Daniel Saleba, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Daniel Saleba, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Wioletta Saleba, acting as that person's agent and attorney in fact, and the said Daniel Saleba acknowledged that he executed the foregoing instrument as agent and attorney in fact for Wioletta Saleba for the purposes therein contained.

WITNESS my hand and seal, this 10th day of March, 2015.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

