WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023442 DEEDWARR
Recvd: 03/31/15 10:52 5 pgs
Fees:28.00 Taxes:999.00
20150331-0027667

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/5/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nathan DeBernardi	Movement Mortgage, LLC	092-16-0D-507.00-CO
(NAME)	(NAME)	
1803 Broadway, Unit 507	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Robert C. Hutchinson, Alice Hutchinson, and Ryan Hutchinson, as joint tenants with the right to survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nathan DeBernardi, unmarried, 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:

Land lying and being located in the 19th Councilmanic district of Nashville, Davidson county, Tennessee, being Unit No. 507 of the Bristol on Broadway, a Condominium Development, being a portion of Lots Nos. 142 and 143 on the plan of the Boyd Addition to Nashville recorded December 21, 1857, in Book 21, Page 39, in the Register's Office for Davidson County, Tennessee, and being more particularly described according to Alta/acsm as-built survey prepared by Wamble & Associates, PLLC, dated October 4, 2002, updated on February 14, 2003. Together with all rights, title and interest relating to said unit as prescribed and set for in the Master deed for the Bristol on Broadway, a Condominium Development, recorded under Instrument Number 20050517-0055639, said Master deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes, without limiting the generality of the foregoing, an undivided interest in the common elements of The Bristol on Broadway condominium.

Being Parking Stall #156, The Bristol on Broadway, a Condominium Development, as established under Master Deed of record in Instrument No.: 20050517-0055639, in the Register's Office for Davidson County, to which Master Deed reference is hereby made for a more particular description of said space.

Being the same property conveyed to Robert C. Hutchinson and Alice Hutchinson and Ryan Hutchinson, as joint tenants with the right of survivorship by Warranty Deed from Steven M. Farris of record in Instrument No. 20060807-0096333 Register's Office for Davidson County, Tennessee, dated August 01, 2006 and recorded on August 07, 2006.

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

Power of Attorney of record in Instrument 20150330-0026971, Register of Deeds for said county.

unimproved ☐

This is improved ☑ property, known as 1803 Broadway, Unit 507, Nashville, TN 37203
(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 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.

Witness our hands this ~~26th~~ 27th day of March, 2015.

Robert C. Hutchinson

Alice Hutchinson
By: _____
Robert C. Hutchinson, Her Attorney-in-fact

Ryan Hutchinson March 27, 2015

STATE OF CALIFORNIA

COUNTY OF

On this 26th day of March, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert C. Hutchinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

_____
Notary Public

My Commission Expires: _____

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Robert C. Hutchinson, 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 Alice Hutchinson, acting as that person's agent and attorney-in-fact, and the said Robert C. Hutchinson, acknowledged that he executed the foregoing instrument as agent and attorney-in-fact for Alice Hutchinson, for the purposes therein contained.

Witness my hand and seal, this 26th day of March, 2015.

_____
Notary Public

My Commission Expires: _____

STATE OF Florida
COUNTY OF Duval

On this ~~26th~~ 27 day of March, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ryan Hutchinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

Rebecca L Jones
Notary Public

My Commission Expires: September 1, 2018

REBECCA L. JONES
Commission # FF 124676
Expires September 1, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

Witness our hands this 27th day of March, 2015.

Robert C. Hutchinson

Alice Hutchinson
By: Robert C. Hutchinson, Her Attorney-in-fact

Ryan Hutchinson

STATE OF CALIFORNIA

COUNTY OF

On this 26th day of March, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert C. Hutchinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: _____

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Robert C. Hutchinson, 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 Alice Hutchinson, acting as that person's agent and attorney-in-fact, and the said Robert C. Hutchinson, acknowledged that he executed the foregoing instrument as agent and attorney-in-fact for Alice Hutchinson, for the purposes therein contained.

Witness my hand and seal, this 26th day of March, 2015.

Notary Public

My Commission Expires: _____

STATE OF _____
COUNTY OF _____

On this 26th day of March, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ryan Hutchinson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

Notary Public

My Commission Expires: _____

SEE UNFASTENED
CALIFORNIA
COMPLIANT CERTIFICATE

S. Lewis
3.27.2015

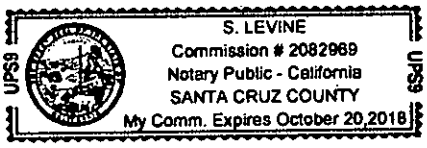
CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz

On March 27, 2015 before me S. Levine, a Notary Public
personally appeared ROBERT C. HUTCHINSON
who proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.



Signature S. Levine
S. Levine, a Notary Public
831.325.1710

OPTIONAL INFORMATION BELOW

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document : WARRANTY DEED
Document Date : _____ Number of Pages : TWO
Signer(s) Other than Named Above : _____

Name of the Notary: S. Levine
County of notary's principal place of business: Santa Cruz County
Phone Number : (831) 325-1710
Notary's registration number: 2082969
Commission Expiration date: October 20, 2018

HIS - ACK
Rev 1.1.2015

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Cruz

On March 27, 2015 before me S. Levine, a Notary Public
personally appeared ROBERT C. HUTCHINSON AND ALICE HUTCHINSON BY ROBERT C. HUTCHINSON, ATTORNEY IN FACT
who proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

S. LEVINE
Commission # 2082969
Notary Public - California
SANTA CRUZ COUNTY
My Comm. Expires October 20,2018

Signature S. Levine

S. Levine, a Notary Public
831.325.1710

OPTIONAL INFORMATION BELOW

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document : WARRANTY DEED

Document Date : _____ Number of Pages : TWO

Signer(s) Other than Named Above : _____

Name of the Notary: S. Levine
County of notary's principal place of business: Santa Cruz County
Phone Number : (831) 325-1710
Notary's registration number: 2082969
Commission Expiration date: October 20, 2018

THEIR - ACK
Rev 1.1.2015