WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/15 14:49 3 pgs
Fees:18.00 Taxes:869.50
20150413-0032547

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-6-2017
(AFFIX SEAL)

BRENDA ZITZMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

P-CB-15-917

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Craig M. Cortelyou and Luanne D. Cortelyou	**Movement Mortgage, LLC**	
(NAME) **917 Wonderland Pass**	(NAME) **841 Seahawk Circle**	**086-04-0B-118.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JAMES FORD AND ISABELLE FORD, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CRAIG M. CORTELYOU AND LUANNE D. CORTELYOU, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 89 on the Plan of Section Four, Sunset Oaks of record in Plat Book 9700, Page 569, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Ford and wife, Isabelle Ford by Warranty deed from Frank Batson Homes, Inc. of record in Book 11537, page 786, Register's Office for Davidson County, Tennessee, dated June 18, 1999 and recorded on June 22, 1999.

This instrument is executed on behalf of James Ford and Isabelle Ford by John Gleaves as their Attorney-In-Fact pursuant to recorded Powers of Attorney of record in Instrument No. 20150413-0032545 and 20150413-0032546, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 9700, Page 569;
- Covenants, Conditions and Restrictions of record in Book 9082, Page 567;
- By-Laws of record in Book 9082, Page 589;
- HOA Charter of record in Instrument No. 19991207-0300671;
- Quit Claim Deed for Common Areas of record in Instrument No. 20090514-0044347;
- Sanitary Sewer Easement of record in Book 11497, Page 589, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **917 Wonderland Pass , Hermitage, Tennessee 37076**.

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 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 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/our hand(s) this the 10th DAY OF APRIL, 2015.

James Ford by John Gleaves, Attorney-In-Fact

Isabelle Ford by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES FORD AND ISABELLE FORD, and who acknowledged he executed the same as the free act and deed of the said JAMES FORD AND ISABELLE FORD.

Witness my hand and official seal, this the 10th of April, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017