Davidson County	DEEDWARR
Recvd: 05/18/15 14:33	3 pgs
Fees:18.00 Taxes:991.60	
20150518-0045620	

WARRANTY DEED

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cassandra G. Moorad	Movement Mortgage LLC	181-10-0-A-263.00 CO
(NAME)	(NAME)	
7621 Oakfield Way	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	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, **Robert E. Wilson and Valerie J. Wilson, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cassandra G. Moorad and Will M. Moorad, as wife and husband,** 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 in Davidson County, Tennessee, being Lot No. 822 on the Final Plat of Autumn Oaks Subdivision, Phase 8B as shown on the plan of record in Instrument No. 20110218-0014028, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert E. Wilson and Valerie J. Wilson, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated December 16, 2011, of record in Instrument No. 20111219-0098623, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6900, page 786 ; Book 9700, pages 913 and 914 and Instrument No. 20110218-0014028; restrictions of record in Book 6704, page 397; Book 6704, page 405; Book 6968, page 30; Instrument No. 20010912-0099443; Instrument No. 20030513-0064238; Instrument No. 20101206-0096935 and Instrument No. 20100414-0028160; Articles of Incorporation/ Charter of record in Instrument No. 20010912-0099442; Easement for sanitary sewers/ storm drainage of record in Book 9343, page 196; Book 9343, page 199 and Book 11217, page 799; Easement for reservation of graveyard and ingress/ egress of record in Book 261, page 284 and Book 6704, page 397; Easement for right of way to Gulf Interstate Gas Company of record in Book 2245, page 271, partially released in Book 6968, page 25; Easement for right of way to Columbia Gulf Transmission Company of record in Book 4240, page 667, partially released in Book 6968, page 25; Easement for water mains of record in Book 7515, page 298; Easement of record in Book 3376, page 239 and Book 475, page 547; Subject to the flow of Mill Creek and rights of the public therein; Subject to the rights of upper and lower riparian owners to the flow of the waters of Mill Creek; Subject to the changes in boundary of the subject property as a result of erosion or accretion caused by the flow of Mill Creek; Stormwater Detention Agreement of record in Book 7760, page

970; Instrument No. 20040128-0010895 and Instrument No. 20050222-0018903; Easement to United Telephone Company of record in Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7621 Oakfield Way, Brentwood, TN 37027

(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 this 15th day of May, 2015.

Robert E. Wilson

Valerie J. Wilson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Robert E. Wilson and Valerie J. Wilson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 15th day of May, 2015.

Notary Public
My Commission Expires: 6-4-17

File No.: 20633

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires
June 4, 2017

Certification of Authenticity

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).