WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043562 DEEDWARR
Recvd: 06/03/15 13:41 2 pgs
Fees: 13.00 Taxes: 447.70
20150603-0051867

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2015.

Notary Public

MY COMMISSION EXPIRES SEP 20 2016

(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public at Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Craig T. Briggs	Movement Mortgage	108-16-0-153.00
(NAME)	(NAME)	
3260 Priest Woods Drive	841 Seahawk Cir.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, Jamin Sides and Stacey N. Sides, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Craig T. Briggs and Junita Briggs, husband and wife, 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(s) 15-B, as shown on the map entitled Percy Priest Woods Subdivision, Section One, Zone Lot Division Lots 13, 15, 16, 17, 18, 19, of record in Plat Book 5200, page 472 and amended in Plat Book 5200, Page 607, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMIN SIDES, UNMARRIED, by deed from RYAN SMITH AND WIFE, RACHEL C. SMITH, of record in Instrument No. 20080617-0062316, dated June 13, 2008, said Register's Office. Jamin Sides having since married. His wife, Stacey N. Sides joins in this conveyance for the purpose of relinquishing any and all rights to the property, marital or otherwise.

unimproved ☐

This is improved ☑ property, known as 3260 Priest Woods Drive, Nashville, TN 37214
(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.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

Witness our hands this 2nd day of June, 2015.

Jamin Sides

Stacey N. Sides

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 2nd day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jamin Sides and Stacey N. Sides**, 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 they executed the same as their free act and deed.

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

My Commission Expires:
4-3-2015

Notary Public,

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY