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Davidson County DEEDWARR
Recvd: 06/04/15 12:09 2 pgs
Fees:13.00 Taxes:784.40
20150604-0052326

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $212,000.00

Affiant

Subscribed and sworn to before me, this 1st day of June, 2015.

Notary Public
My commission expires: 3/6/18

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

04-1505-55567

Address of New Owner:	Send Tax Bills to:	Tax Information
Terry Martin 5093 Smith Springs Parkway Antioch TN 37013	Movement Mortgage LLC 841 Seahawk Circle Virginia Beach, VA 23459	151-09-0-B- 104.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Dennis Lauhala, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Terry Martin and Jean Martin, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: Michael (23) husband and wife

Land in Davidson County, Tennessee, being Lot No. 102, on the Plan of Phase 2, Lakeside Cove at Percy Priest, of record in Instrument No. 20051102-0132676, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Dennis Lauhala and wife, Crystal Lauhala by deed from Centex Homes, a Nevada General Partnership, dated July 7, 2006, recorded July 12, 2006, of record in Instrument No. 20060712-0083855, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Dennis Lauhala by Quitclaim Deed from Crystal Lauhala, dated December 27, 2011, recorded January 11, 2012, of record in Instrument No. 20120111-0002938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5093 Smith Springs Parkway, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 1st day of June, 2015.

Dennis Lauhala

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Dennis Lauhala, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 1st day of June, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 5/23/16

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018