Davidson County DEEDWARR
Recvd: 06/10/15 13:29 3 pgs
Fees:18.00 Taxes:591.63
20150610-0054834

WARRANTY DEED

BH15-2857

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight Randolph	Movement Mortgage, LLC	
2857 Lera Jones Drive (ADDRESS)	(NAME) 841 Seahawk Circle (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	150-02-0-006.00

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, we GILBERT D. KOONCE, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DWIGHT RANDOLPH AND LANA RANDOLPH, 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. 29 on the Plan of Section One, Percy Priest Meadows of record in Plat Book 4675, Page 110, 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 Gilbert D. Koonce, Jr., by Quit Claim deed from Vera Ann Koonce, (being one and the same as Vera A. Koonce) of record in Instrument No. 20100517-0037702 Register's Office for Davidson County, Tennessee, dated May 10, 2010 and recorded on May 17, 2010.

Ann Marie Koonce hereby signs to relinquish any and all rinterest in said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 4675, Page 110, Book 4815, Page 647; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2857 Lera Jones Drive, Antioch, Tennessee 37013
(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 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 19th day of May, 2015.

Gilbert D. Koonce, Jr.,

Ann Marie Koonce

STATE OF Tennessee
COUNTY OF Davidson

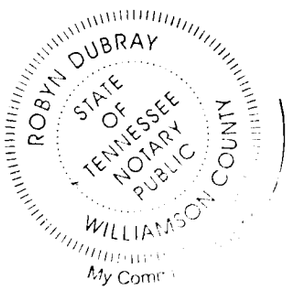
On this the 19th day of May, 2015, before me personally appeared Gilbert D. Koonce, Jr., married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of May, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Pam Smithson, 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 therewith 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, Cassie Lovvorn, a notary public for this county and state, Pam Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/3/2019

