# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053598 DEEDWARR
Recvd: 07/02/15 13:02 2 pgs
Fees:13.00 Taxes:897.25
20150702-0064317

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

**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 |
|---|---|---|
| Ryan C. Warner | Movement Mortgage, LLC | 142-14-0-024.00 |
| (NAME) | (NAME) | |
| 703 Harpeth Parkway West | 841 Seahawk Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | 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, **Dustin J. Walkenhorst and Chelsea M. Walkenhorst, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan C. Warner and Mindy Warner, 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 No. 39 of Harpeth Valley Park Subdivision, of record in Plat Book 3600, page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Dustin J. Walkenhorst and wife, Chelsea M. Walkenhorst, by Warranty Deed from Robert L. Hendrick, Jr., married, joined by spouse, Tamela J. Hendrick, dated January 24, 2011, of record in Instrument No. 20110202-0009254, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 703 Harpeth Parkway West, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

**WHEN RECORDED RETURN TO**
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M151589

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 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 Plat Book 3600, page 93; restrictions of record in Book 3857, page 858; all of record in the Register's Office for Davidson County, Tennessee.**

Witness our hands this 29th day of June, 2015.

Dustin J. Walkenhorst
TNOL: 118896351

Chelsea M. Walkenhorst
TNOL: 118803281

State of Florida
County of Hillsborough

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Dustin J. Walkenhorst and Chelsea M. Walkenhorst, 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 Tampa, Florida, this 29th day of June, 2015.

Notary Public
My Commission Expires: 02/01/2019

File No.: 21095

JONATHAN G. SINGH
Notary Public - State of Florida
Commission # FF 194634
My Comm. Expires Feb 1, 2019
Bonded through National Notary Assn.