Davidson County DEEDWARR
Recvd: 07/28/15 09:47 2 pgs
Fees:13.00 Taxes:518.00
20150728-0074113

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Joshua L Clayton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2015

Notary Public:

MY COMMISSION EXPIRES: July 2, 2020
(AFFIX SEAL)

KEVIN MCLAIN SEAL NOTARY PUBLIC SEAL SOUTH DAKOTA

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Gregorio Bahena	Movement Mtg LLC	Parcel ID:
5002 Bonnavista Drive	POBox 10610	07412010600
Hermitage, TN 37076	Virginia Beach, VA 23450	

FOR AND IN 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

Joshua L. Clayton and Erin Clayton, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto Gregorio Bahena, ~~married~~ and wife Mayela Zuniga (GB M2)
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. 506, on the Plan of Hermitage Hills, Section Five, of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Joshua L. Clayton and Erin Clayton, husband and wife, by deed from Sawsan Ghanem and husband Mujstpha Haydous, of record in Instrument 20130724-0076594, Register's Office for said County, dated July 22, 2013.

This conveyance is subject to Restrictive Covenants of record in Book 3222, Page 154, Register's Office for said County.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Pages 1 and 2, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5002 Bonnavista Drive, Hermitage, TN 37076

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 our hands this 24th day of July, 2015.

Joshua L Clayton
Joshua L. Clayton

Erin Clayton
Erin Clayton

STATE OF South Dakota
COUNTY OF Minnehaha

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joshua L. Clayton and Erin Clayton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 24 day of July, 2015.

My Commission Expires: 7/2/2020

Notary Public

KEVIN MCLAIN SEAL NOTARY PUBLIC SEAL SOUTH DAKOTA

True Copy Certification

I Anita L. Leach, 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.

Anita L. Leach

State of Tennessee/County of Wilson SS:

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

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04/20/2018

Shelly M Smith