THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1664

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sheila A. Roberts Raymond Dominguez 178 Park Circle Old Hickory, TN 37138	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	053-12-0-050.00

BILL GARRETT, Davidson County
Trans:T20150063651 DEEDWARR
Recvd: 08/03/15 13:41 2 pgs
Fees:13.00 Taxes:555.00
20150803-0076491

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2015.

Notary Public
My Commission Expires: 8/23/2016
(Affix Seal)

DAVIDSON COUNTY
AMANDA VAUGHN
State of Tennessee Notary Public

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Peter Easling and Elma Easling, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Sheila A. Roberts and Raymond Dominguez, wife and husband,** 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 the easterly ½ of Lot 45 and all of Lot 44 on the plan of BLOCK "A" on a certain map entitled Map No. 3 of the LIFE AND CASUALTY INSURANCE COMPANY PROPERTY AT OLD HICKORY TENNESSEE, as shown by plat of record in Plat Book 974, page 11, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Shelia Roberts and Ray Dominguez, as tenants in common with right of survivorship by Warranty Deed from Bonnie S. McGee, Robert Eugene Ross, Corbitt Duane Ross and Sandra M. Meador and Vickie G. Brewington, dated March 18, 2013, recorded March 21, 2013, of record in Instrument No. 20130321-0028011, in the Register's Office for Davidson Count, Tennessee.

Further being the same property conveyed to Peter Easling and Elma Easling, husband and wife by Warranty Deed from Sheila Roberts and Ray Dominguez, as tenants in common with right of survivorship, dated February 27, 2015, recorded March 11, 2015, of record in Instrument No. 20150311-0021003, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **178 Park Circle, Old Hickory, TN 37138**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **30th** day of **July, 2015.**

GRANTOR(S)

Peter Easling

Elma Easling

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Peter Easling and Elma Easling** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **30th** day of **July, 2015.**

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2016