WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Ashley Rees
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF SEPTEMBER, 2015.

Mandy Terry
Notary Public

MY COMMISSION EXPIRES: 3-10-19
(AFFIX SEAL)

MANDY TERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-KW-15-4032

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven J. Maki and Andrea C. Maki	Movement Mortgage, LLC	
(NAME)	(NAME)	
4032 Port Victoria Court	841 Seahawk Circle	097-04-0-025.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Virginia Beach, Virginia 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **DIANNE SUTTER, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEVEN J. MAKI AND ANDREA C. MAKI, 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. 67 on the Plan of Section One, Lake Park of record in Plat Book 4175, Pages 134 and 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEGINNING at a point on the Northern margin of Port Vicitora Court, said point being the common point between Lot No. 67 and Lot No. 68; thence following the common boundary between Lot No. 67 and Lot No. 68 North, 155.00 feet to a point, thence North 81 degrees 56' East, 17.84 feet to a concrete monument; thence continuing North 81 degrees 56' East, 104.20 feet to a concrete monument; thence South 51 degrees 34' E, 92.35 feet to a concrete monument; thence South 21 degrees, 25' East, 54.10 feet to a point; thence West, 161.47 feet to a point, said point being on the Northern margin of Port Victoria Court; thence following the curve of Port Victoria Court 58.18 feet to said point of beginning.

Being the same property conveyed to Mickey Pope and wife, Dianne Pope, by Quitclaim Deed from Patricia Dianne Watson (now Pope) of record in Book 6345, page 357, Register's Office for Davidson County, Tennessee, dated July 23, 1984 and recorded on July 25, 1984. Mickey Pope having since died on November 22, 2002, leaving Dianne Pope as the sole surviving tenant by the entirety.

Dianne Pope having since married and now being known as Dianne Sutter.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- All matters shown on the Plan of record in Plat Book 4175, Pages 134 and 135, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4429, Page 577, as amended in Book 4516, Page 751, in the Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **4032 Port Victoria Court, Hermitage, Tennessee 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 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.

Davidson County DEEDWARR
Recvd: 09/11/15 08:46 3 pgs
Fees:18.00 Taxes:958.30
20150911-0092232

Witness my/our hand(s) this the 10th DAY OF SEPTEMBER, 2015.

Dianne Sutter

Wayne Sutter, spouse of Dianne Sutter, hereby joins in this conveyance and does transfer and convey any and all marital interest Wayne Sutter may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANNE SUTTER, the within named bargainor, 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, this the 10th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WAYNE SUTTER, the within named bargainor, 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, this the 10th of September, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Dora Mobley, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY