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This instrument prepared by:
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Franklin, TN 37064
Attn: Leigh Anne Sailors
File #22859.2015

BILL GARRETT, Davidson County
Trans:T20150080962 DEEDWARR
Recvd: 09/23/15 11:06 3 pgs
Fees:18.00 Taxes:776.63
20150923-0096655

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Tanya Janine Nyusa 1541 Celebration Way Nashville, TN 37211	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	172 08 O B 004.00 co

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Meredith Myers, unmarried and Brandi D. Pedigo, unmarried**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Tanya Janine Nyusa, unmarried,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 4 on the Revised Final Plat of Bridle Downs, Phase One, a Planned Unit Development, as of record in Book 6900, Page 701 through 703 and as corrected in Book 8169, page 240, Register's Office of Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Meredith Myers, an unmarried woman and Brandi D. Pedigo, an unmarried woman as joint tenants with the rights of survivorship by Deed dated July 23, 2007 from Rebecca V. DeVane and being of record in Instrument Number 20070725-0087987, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property
4. Declaration of Covenants, Conditions and Restrictions of record in Book 8814, page 631, Book 9818, Page 68 and Book 9873, Page 497, said Register's Office.
5. Any and all notes and matters on the Plan of record in Plat Book 6900, page 701 through 703 and as corrected in Book 8169, page 240 and further amended in Instrument Number 20140513-0040944, said Register's Office.
6. Charter for Bridle Downs homeowners association of record in Book 8814, Page 604, said Register's office.

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, her heirs and assigns, forever;

AND we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 1541 Celebration Way, Nashville, Tennessee 37211.

Executed on this 21st day of September, 2015.

Meredith Myers

Brandi D. Pedigo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Meredith Myers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 21st day of September, 2015.

Notary Public

My Commission Expires: 6-30-19

Thomas N. Jones State of Tennessee Notary Public County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Brandi D. Pedigo, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 21st day of September, 2015.

Notary Public

My Commission Expires: 6-30-19

Thomas N. Jones State of Tennessee Notary Public County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $209,900.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 21st day of September, 2015.

Notary Public

My Commission Expires: 6-30-19

Thomas N. Jones State of Tennessee Notary Public County of Williamson