WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Wittum III	Movement Mortgage, LLC	08107057600
(NAME)	(NAME)	
1023 Looby Circle	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Virgina Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150083992 DEEDWARR
Recvd: 10/02/15 10:58 2 pgs
Fees:13.00 Taxes:443.63

20151002-0100401

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **David M. Birchett and Paula R. Birchett, as husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Charles Wittum III**, an unmarried man hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 14 on the Plan of Revised - Final Plat Looby Heights, of record in Plat Book 7900, Page 230 and as corrected in Book 8289, Page 696, 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 David M. Birchett and wife, Paula R. Birchett by Warranty Deed from Leland D. Watts, married, dated 03/31/2009, recorded 04/01/2009 of record in Instrument No. 20090401-0029151, in the Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT IS BEING EXECUTED PURSUANT TO A POWER OF ATTORNEY OF RECORD BOOK *_____, PAGE_____, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

*20151002-0100400

Conveyance subject to (1) Taxes for 2015 and subsequent years, a lien not yet due and payable. (2) All matters shown on the plat of record in Plat Book 7900, Page 230 and as corrected in Book 8289, Page 696, in the Register's Office for Davidson County, Tennessee. (3) Covenants, conditions, easements and restrictions recorded of record in Book 8091, Page 751 and as First Amendment recorded of record in Book 8252, Page 832, in the Register's Office for Davidson County, Tennessee. (4) Grant of Easement recorded of record in Book 8289, Page 976, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1023 Looby Circle, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 30th day of September, 2015.

David M. Birchett

Paula R. Birchett, by David M. Birchett, as my attorney-in-fact

State of Tennessee
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Birchett, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 30th day of September 2015.

Notary Public
My Commission Expire: 8-14-17

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Birchett, to me known (or proved to me on he basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument on behalf of Paula R. Birchett, acting as that person's attorney in fact, and that the said David M. Birchett acknowledged that he executed the foregoing instrument as agent and attorney in fact for Paula R Birchett for purposes therein contained.

Witness my hand and Official seal this 30th day of September, 2015.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122