WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150084949 DEEDWARR
Recvd: 10/06/15 10:21 2 pgs
Fees:13.00 Taxes:684.50
20151006-0101591

RUTHERFORD CO., TENNESSEE
NOTARY PUBLIC
STATE OF
JUDITH C. JACOBS

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Elvin A Woodruff III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Oct, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-22-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elvin A. Woodruff, III	Movement Mortgage, LLC	53-13-157
(NAME) 405 Sorensen Way	(NAME) 841 Seahawk Circle	
(ADDRESS) Madison TN 37115	(ADDRESS) Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT WE, DONALD K. NIXON AND WIFE, ANDREA J. NIXON, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ELVIN A. WOODRUFF, III AND KAREN E. WOODRUFF, MARRIED, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 101 on the Plan of Phase II, Kimbolton, of record in Book 6900, pages, 792-794, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete accurate description.

Being the same property conveyed to Donald K. Nixon, married, by deed from Phillips Builders, Inc., of record in Book 9094, Page 666 dated September 24, 1993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 405 Sorensen Way Madison TN 37115
(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 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 ___ day of _____, 2015.

Donald K. Nixon

Andrea J. Nixon

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Donald K. Nixon and Andrea J. Nixon with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this 2 day of Oct., 2015.

Notary Public

WILLIAM D. CASTLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 05/06/2018