Davidson County	**DEEDWARR**
Recvd: 10/15/15 15:54	**3 pgs**
Fees:18.00 Taxes:569.80	
20151015-0105132	

WARRANTY DEED

HILARY MORSEMEADER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Casey N. Borba	Movement Mortgage, LLC	172080A12900CO
(NAME)	(NAME)	
112 Collinwood Place	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Timothy A. Beekman, II, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Casey N. Borboa and Duane P. Borba, 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 Lot No. 129, Section 2A, on the Plan of Hunters Branch, of record in Plat Book 6250, Page 819 and amended in Book 6815, Page 77, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Robert Fount Lynch and wife, Krystal H. Lynch f/k/a Krystal Hollinghead, to Timothy A. Beekman, II, an unmarried man, as recorded on January 3, 2012, in Instrument No. 20120103-0000272, and Scrivener's Affidavit as recorded on January 25, 2012, in Instrument No. 20120125-0007127, in the Register's Office of Davidson County, Tennessee, also being the same property conveyed to Robert Fount Lynch and wife, Krystal Hollingshead, by Warranty Deed, from Hizuru Uchiyama, now known as Hizuru Uchiyama Nicholson, married, recorded on July 11, 2005, in Instrument No. 20050711-0080095, in the Register's Office of Davidson County, Tennessee. The said Timothy A. Beekman, II, having since married.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Kimberly Hollingshead, spouse of the above named Timothy A. Beekman, II, joins in this conveyance for the purpose of releasing any and all right she may have in and to the above described property, especially her marital rights.

unimproved ☐

This is improved ☑ property, known as 112 Collinwood Place, Antioch, TN 37013
(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 13th day of October, 2015.

Timothy A. Beekman II

Kimberly Hollingshead

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 13th day of October, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy A. Beekman II and Kimberly Hollingshead**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-18-17

Notary Public

ANGELA G. PATTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires NOV. 8, 2017

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Tennessee

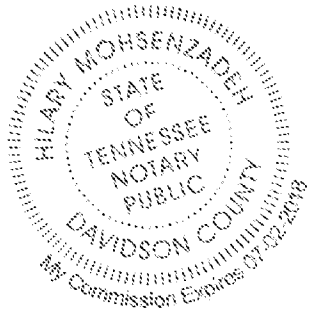
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 7-2-18

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).