Davidson County	DEEDWARR
Recvd: 10/16/15 13:00	2 pgs
Fees:13.00 Taxes:636.40	
20151016-0105447	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/20/17
(AFFIX SEAL)

KATRINA LEWIS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 5-20-2017

O-VRES-15-605

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)
Sazon Caruthers and Shawn Caruthers	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**164-13-0A-041.00**
605 Shadowbrook Court	**841 Seahawk Circle**	**CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Virginia Beach, VA 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 **LENA NASONOVSKAYA, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAZON CARUTHERS AND SPOUSE, SHAWN CARUTHERS ,** 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 50, PHASE 3, TREEHAVEN, as shown on plat of record in Instrument No. 20040913-0110149, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lena Nasonovskaya, an unmarried woman by Warranty Deed from Jose F. Martinez and wife Jessica Ortega, recorded on the 5th day of July, 2012 in Instrument No. 20120705-0058921, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- Taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein;
- Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 3, TREEHAVEN, as recorded in Instrument No. 20040913-0110149, Register's Office for Davidson County.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11588, Page 484, Book 11669, Page 376, Instrument Nos. 20010308-0021946, 20010504-0046260 and 20030527-0071168, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030128-0158502.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **605 Shadowbrook Court, Antioch, Tennessee 37013**.

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.

Witness my/our hand(s) this the 15th DAY OF OCTOBER, 2015.

Lena Nasonovskaya
Lena Nasonovskaya

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LENA NASONOVSKAYA, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Shelly M Smith

Commission Expires
4-24-2018