WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $216,500.00.

Affiant

Subscribed and sworn to before me this 14th day of October, 2015

Notary Public

My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ronald Bell	Movement Mortgage, LLC	133-07-0-180.00
714 Dover Road	841 Seahawk Circle	
Nashville, TN 37211	Virginia Beach, VA 23452	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **James Southard and Richard J. Bousman,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ronald Bell, an unmarried person,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Glencoe Acres, Section I, of record in Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 40 fronts 79 feet on the southerly side of Mimosa Drive and runs back between lines 202.5 feet on the westerly side and 192.6 feet on the easterly side to a dead line in the rear and measures 80 feet on said dead line.

Being the same property conveyed to James Southard from Stephen R Jones and Regina R. Jones by Warranty Deed on October 30, 2009, of record in Instrument Number 20091106-0102789, Register's Office for Davidson County, Tennessee.

Richard J. Bousman joins in this conveyance to convey any and all interest that he may have, particularly any marital interest.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Pages 137 and 138, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3351 Mimosa Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Davidson County DEEDWARR
Recvd: 10/19/15 16:04 2 pgs
Fees:13.00 Taxes:801.05
20151019-0106279

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 October 14, 2015.

James Southard

Richard J. Bousman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Southard and Richard J. Bousman** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 14, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.