WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/15 09:49 2 pgs
Fees:13.00 Taxes:1054.50
20151116-0115906

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $285,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF NOVEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-25-18

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1564B

ERN-155136

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Latissha M. Acey	Movement Mortgage, LLC	181-03-0A-257.00-CO
7265 Santeelah Way	841 Seahawk Circle	
Antioch, TN 37013-4563	Virginia Beach, VA. 23452	

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,

BRYAN K. O'CONNOR AND WIFE, ANNA M. ROTONI-O'CONNOR, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LATISSHA M. ACEY, un married

HEREINAFTER CALLED THE GRANTEE(S), 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. 70 on the Plan of Section One of Phase One, Addition to Indian Creek, RS-10 Subdivision- Cluster Lot Option, a Planned Unit Development of record in Plat at Instrument No. 20060330-0035946, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bryan K. O'Connor and wife, Anna M. Rotoni-O'Connor by Warranty deed from Edward L. Swinger, unmarried of record in Instrument No. 20090430-0039242 Register's Office for Davidson County, Tennessee, dated April 28, 2009 and recorded on April 30, 2009.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060330-0035946, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10752, Page 553; Book 11708, Page 575 and at Instrument Nos. 200000727-0074152; 20030509-0062505; 20050118-0006063; 20060523-0060562; 20070606-0067790; 20070606-0067791 and 20140403-0027632, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 10729, Page 380, Book 6549, Page 403; Instrument Nos. 20060526-0062237; 20000802-0076584 and 20041025-0128024; in the Register's Office for Davidson County, Tennessee.

By-Laws for Indian Creek Estates Homeowners Association, Inc. of record at Book 11033, Page 509, amended at Instrument No. 20000727-0074153, in aforesaid Register's Office.

HOA Common Area Deed of record in Book 11033, Page 519, and in Instrument No. 20130516-0049304, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 7265 Santeelah Way, Antioch, TN 37013-4563

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 12th day of November, 2015.

Bryan K. O'Connor

Anna M. Rotoni-O'Connor

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BRYAN K. O'CONNOR AND ANNA M. ROTONI-O'CONNOR, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of November, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1564B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018