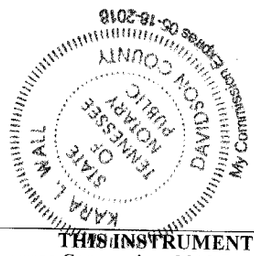
Davidson County DEEDWARR
Recvd: 12/18/15 08:08 3 pgs
Fees:18.00 Taxes:777.00

20151218-0127194

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$210,000.00.**

Affiant

Subscribed and sworn to before me this 17th day of December 2015.

Notary Public
My Commission expires: _____ (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:
Jordan Miller	Movement Mortgage, LLC	119-05-0-387.00
2626 Foster Avenue	841 Seahawk Circle	
Nashville, TN 37210	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, **Cesar Chavarria Mendoza and Ana-Lucia Roque-Cerbantes, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jordan Miller,**_____, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, being Lot No. 1 of Block I of the Cumberland Nurseries Subdivision of record in Book 161, page 35, Register's Office for Davidson County, Tennessee.
Said Lot No. 1 fronts 53-1/2 feet on the East side of Foster Avenue and runs back between parallel lines and with the North margin of Whitsitt Avenue 150 feet to an alley.
(The legal description in the previous deed erroneously referenced the wrong Book & Page number for the Plat. Correct Book and Page are found in Book 3836, page 290, said Register's Office).

Being the same property conveyed to Cesar Chavarria Mendoza and wife, Ana-Lucia Roque-Cerbantes, by deed from Eustaquio Vitela Rico and wife, Maria Concepcion Ovalle Lopez, on January 4, 2013, of record in Instrument Number 20130118-0006110, Register's Office for Davidson County, Tennessee.

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

- Subject to all matters as shown on the Plan of record in Book 161, page 35, Register's Office Davidson County, Tennessee.

This is improved property known as: **2626 Foster Avenue, Nashville, TN 37210**

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.

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 December 11, 2015.

Cesar Chavarria Mendoza
Cesar Chavarria Mendoza

Ana Lucia roque cerbantes
Ana-Lucia Roque-Cerbantes

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Cesar Chavarria Mendoza and Ana-Lucia Roque-Cerbantes, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 11, 2015

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Expires: _____

Notary's Seal (if on paper)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

(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).