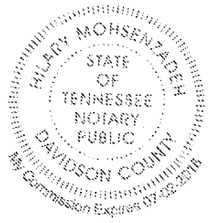
Davidson County	DEEDWARR
Recvd: 01/20/16 14:28	3 pgs
Fees:18.00 Taxes:777.00	
20160120-0005918	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Eve Pinninger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of January, 2016.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: 7-2-18

(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
Norma Angeles-Carrizosa	Movement Mortgage, LLC	128-10 84.00
(NAME)	(NAME)	
239 New Sawyer Brown Road	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, Debbie Kaye Sedberry, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Norma Angeles-Carrizosa, a married woman, 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 113, STACY SQUARE, SECTION THREE, as shown on plat of record in Plat Book 4175, Page 154, 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 by Quitclaim Deed from Michael Thomas Cain to Debbie Kaye Sedberry, as recorded on the 27th day of July, 1993 in Deed Book 9026, Page 302, re-recorded in Deed Book 9351, Page 979 and Warranty Deed from Betty J. Van Dyke, unmarried to Debbie S. Taylor and Michael T. Cain, both unmarried, as joint tenants with rights of survivorship, as recorded on the 26th day of May, 1989 in Deed Book 7850, Page 540, in the Register's Office of Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☑ property, known as 239 New Sawyer Brown Road, Nashville, TN 37221
(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 my hand this 19th day of January, 2016.

Debbie Kaye Sedberry

Debbie Kaye Sedberry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of January, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Debbie Kaye Sedberry**, 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 she executed the same as her free act and deed.

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

My Commission Expires:
2-2-18

Notary Public ~~Angela Batson~~ Hilary Mohsenzadeh

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

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

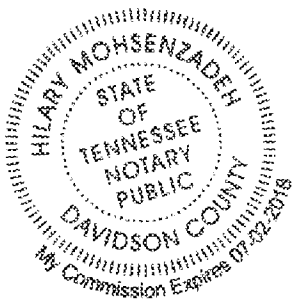
County of Williamson

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.

Hilary Mohsenzadeh
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).