Davidson County	**DEEDWARR**
Recvd: 01/20/16 14:33	**3 pgs**
Fees:18.00 Taxes:813.63	
20160120-0005924	

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

State Of Tennessee
County Of Rutherford

The actual consideration or value, whichever is greater, for this transfer is $219,900.00.

Eva Beninger
Affiant

Subscribed and sworn to before me, this 19th day of January, 2016.

Hilary Mohsenzadeh
Notary Public
My commission expires:

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

04-1512-55845

Address of New Owner:	Send Tax Bills to:	Tax Information:
Joseph Howell	Movement Mortgage	164-08-0-B-057.00
1273 Maritime Port	841 Seahawk Circle	
Antioch TN 37013	Virginia Beach, VA 23452	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Darren Parker Dryer, Trustee of the Darren Dryer Trust u/a/d October 17, 2012**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Makeshia Howell and Joseph Howell, wife and husband**, hereinafter called the Grantees, their successors 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. 20, on the Plan of Section Two, Lakewalk, of record in Instrument No. 20060209-0016039, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darren Dryer by Quitclaim Deed from Federal Deposit Insurance Corporation as Receiver for Community South Bank, Parsons, TN, a Tennessee Banking Corporation, dated December 16, 2013, recorded January 8, 2014, of record in Instrument No. 20140108-0002057, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Darren Parker Dryer, Trustee of the Darren Dryer Trust u/a/d October 17, 2012 by Quitclaim Deed from Darren Dryer, dated April 17, 2014, recorded April 24, 2014, of record in Instrument No. 20140424-0034496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1273 Maritime Port, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Darren Parker Dryer, Trustee of the Darren Dryer Trust u/a/d October 17, 2012

By: _____

Name: Darren Parker Dryer

Title: Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Darren Parker Dryer**, 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, and who further acknowledged that he/she is the **Trustee** of **Darren Parker Dryer, Trustee of the Darren Dryer Trust u/a/d October 17, 2012**, the within named bargainor, and that he/she is authorized by **Darren Parker Dryer, Trustee of the Darren Dryer Trust u/a/d October 17, 2012**, to execute this instrument on its behalf.

Witness my hand in Smyrna, TN, this 19th day of January, 2016.

_____
Notary Public
State of Tennessee at Large

TONJA COX NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

My Commission expires: 5/03/16

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 Expire: 7-2-18

Notary's Seal (if on paper)

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

(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).