WARRANTY DEED

State of Tennessee
County of

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: 10-18-16

(AFFIX SEAL)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Anthony N. Greco
My Commission Expires
October 18, 2016
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20160007972 DEEDWARR
Recvd: 01/29/16 12:51 2 pgs
Fees:13.00 Taxes:736.30
20160129-0008894

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney,
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam M. Bednarik	Movement Mortgage, LLC	Property 72-16
(NAME)	(NAME)	
1529 Harwood Drive	841 Seahawk CRicle	Map 160.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, We, **Alan Sager, unmarried and Chrystal Dawn Sager, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adam M. Bednarik and Melissa Bednarik, husband and wife,** 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 No. 93 on the plan of Part Two, Porter Heights, of record in Plat book 1424, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alan Sager, unmarried and Chrystal Dawn Sager, unmarried as tenants in common with right of survivorship by Quit Claim Deed from Alan Sager Unmarried recorded for record on September 17, 2007 as in Instrument No. 20070917-0110907, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, page 79, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1529 Harwood Drive, Nashville, TN 37206
(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/our hands this 28th day of January, 2016.

Alan
By: Chrystal as Attorney in Fact

Alan Sager
By: Chrystal Dawn Sager, as Attorney in Fact

Chrystal Dawn Sager

State of Tennessee
County of Davidson

Personally appeared before me, **Chrystal Dawn Sager**, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of January, 2016.

My Commission Expires: _____

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public ~~Robert L. Scruggs~~

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

On this 28th day of January, 2016 before me personally appeared, **Chrystal Dawn Sager**, to me known (or proved to me on the basis of satisfactory evidence, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf **of Alan Sager,** and acknowledged that he executed the same as the free act and deed on behalf of **Alan Sager.**

WITNESS my hand and seal this 28th day of January, 2016.

My commission Expires: _____

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public

File No.: 36324