Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

BILL GARRETT, Davidson County
Trans:T20160008585 DEEDWARR
Recvd: 02/01/16 15:11 2 pgs
Fees:13.00 Taxes:662.30
20160201-0009672

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

Affiant

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

Notary Public
My commission expires:

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

05-1601-66779

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Magdaleno Ramirez-Vazquez	Movement Mortgage, LLC	005-00-0-003.03
8315 Greenbrier Road	841 Seahawk Circle	
Joelton TN 37080	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, **Jared F. Bobel, and Kendra A. Bobel, formerly known as Kendra A. Friedberg, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Cheryl Hadley and Magdaleno Rameriz-Vazquez, 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 the 14th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the west right-of-way of Greenbrier Road (50 right-of-way), a corner of Lot No 1 of the Anthony C. Hopper property; thence with said right of way, S 21 deg. 32 min. 45 sec. W 296.86 feet to a point; thence with a curve to the left, whose radius is 448.75 feet, a distance of 201.69 feet to an iron pin, a corner to Lot No. 3 of Tommy Zumstein property; thence with said Lot No. 3, S 82 deg. 42 min. 39 sec. W 531.28 feet; passing through the centerline of an ingress and egress agreement at 239.0 feet to an iron pin in the line of H. J. Saxer and a corner to said Lot No. 3; thence, with said Saxer N 9 deg. 13 min. 06 sec. E 180.00 feet to a point; a corner to said Saxer and James P. Huffman; thence with said Huffman, N 60 deg. 11 min. 08 sec. E 198.33 feet to a point; thence with said Huffman N 30 deg. 13 min. 07 sec. E 363.17 feet to a point; thence with said Huffman N 18 deg. 09 min. 15 sec. E 50.25 feet to an iron pin in the line of said Huffman and a corner to said Lot No. 1 of the Hopper property; thence with said Lot No. 1 S 70 deg. 05 min. 40 sec. E 283.76 feet passing through the centerline of said ingress and egress easement at 164.75 feet, to the point of beginning.

For informational purposes only: prior deed references subject property to contain 5.04 acres, more or less.

Together with a Joint Driveway Easement and Agreement as more fully described of record in Book 7956, Page 235, said Register's Office.

Being the same property conveyed to Jared F. Bobel, unmarried and Kendra A. Friedberg, unmarried by deed from Clay W. Hickerson and wife, Katie Hickerson, dated August 6, 2012, recorded August 7, 2012, of record in Instrument No. 20120807-0070257, Register's Office for Davidson County, Tennessee.

+ 4B

+ HF

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 8315 Greenbrier Road, Joelton, TN 37080.

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 26th day of January, 2016.

X _____
Jared F. Bobel

X _____
Kendra A. Bobel, f/k/a Kendra A. Friedberg

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jared F. Bobel**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 26th day of January, 2016.

_____
Hutch Henderson

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission expires: 4/17/2016

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Kendra A. Bobel, f/k/a Kendra A. Friedberg**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 26th day of January, 2016.

_____
Hutch Henderson

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission expires: 4/17/2016