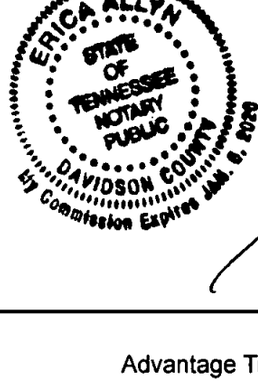
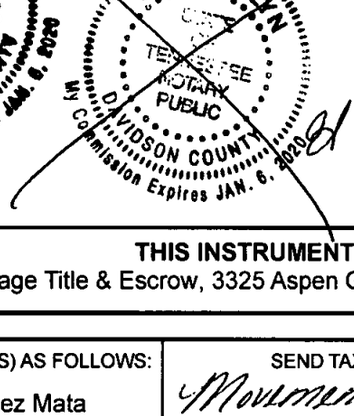
WARRANTY DEED





State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant 10th scp

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~15th~~ day of ~~January~~, 2016 February scp

Notary Public

MY COMMISSION EXPIRES: 1·16·2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hector M. Seanez Mata Daniel M. Seanez	Movement Mortgage, LLC	149010b07900co
(NAME) 4720 Billingsgate Rd.	(NAME) 841 Seahawk Circle	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Virginia Beach, VA 23479	
(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, I, **Sogra S McGuire,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hector M. Seanez Mata, unmarried and Daniel M. Seanez, unmarried as** joint tenants with rights of survivorship, 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, Tennesee being Lot No. 260 on the Plan of Piccadilly Square, Phase III, of record in Plat Book 6250, Page 892-894 and amended in Book 8001, Page 278, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patrick G. McGuire and Sogra S. McGuire, by deed of record in Instrument No. 20050412-0040569 , Register's Office for Davidson County, Tennessee.
AND

Being the same property conveyed to Sogra S. McGuire, by Quit Claim deed of record in Instrument No. 20160216-0014177, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4720 Billingsgate Rd., Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160012388 DEEDWARR
Recvd: 02/16/16 10:39 2 pgs
Fees:13.00 Taxes:732.60

20160216-0014179

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 15th day of January, 2016.

Sogra S McGuire

State of Tennessee
County of Williamson

Personally appeared before me Sogra S McGuire, 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 15th day of January, 2016.

Notary Public
My Commission Expires:

File No.: 10375

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017