Davidson County DEEDWARR
Recvd: 02/16/16 14:18 6 pgs
Fees:33.00 Taxes:342.99
20160216-0014491

# WARRANTY DEED

RMM15-1000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,700.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF February, 2016

Notary Public

MY COMMISSION EXPIRES: 2/28/2019
(AFFIX SEAL)

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE JOHNSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1696 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jessica Start | Movement Mortgage, LLC | |
| 1000 Patio Drive (ADDRESS) | 841 Seahawk Circle (NAME) (ADDRESS) | |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Virginia Beach, VA 23452 (CITY) (STATE) (ZIP) | 108030A02700CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SALLY J. BROWN AND J. MARK HIBBERT AND SUSAN E. MUNZ, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA START , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 27, Lot No. 17, on the Plan of Phase Two, Section Three, Patio Villa Condominium Site Plan, of record in Plat Book 5200, Page 495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property intended to be conveyed, but containing scrivener's errors as to the correct Lot, Subdivision, Section and Phase, to Steven Eric Peterson, unmarried by Warranty Deed from Robert F. Knee, II and wife, Angela Michelle Knee, of record in Instrument No. 20031104-0161990, Register's Office for Davidson County, Tennessee, dated October 31, 2003. Steven Eric Peterson having since died on March 25, 2015 intestate leaving the property vested to his heirs at law, Sally J. Brown, Susan E. Munz, and J. Mark Hibbert.

Grantors have never occupied the said property as their primary residence.

The scrivener's errors were also contained in Deeds of record in Book 7736, Page 450, Book 8435, Page 593, Book 9065, Page 766, Book 11451, Page 642 and Instrument No. 20031104-0161990. The intention of these deeds was to convey the corrected legal description contained herein.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5200, Page 495, Plat Book 5200, Page 494, Book 5970, Page 829 and Book 6014, Page 978, Book 5970, Page 861 and Book 6406, Page 799, Book 7266, Page 827, Book 6031, Page 493, Book 6155, Page 236 and Book 6155, Page 234, Book 6021, Page 914, Book 6165, Page 747, Book 6021, Page 843 and Book 6422, Page 55, Book 6021, Page 919, Book 6422, Page 60 and Book 6165, Page 742, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 1000 Patio Drive , Nashville, Tennessee 37214
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this 11th day of February, 2016.

Sally J. Brown

STATE OF Tennessee
COUNTY OF Rutherford

On this the ____ day of ____, 2016, before me personally appeared Sally J. Brown to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of February, 2016.

Notary Public

My Commission Expires: 5/23/16

(SEAL)



Witness my/our hand(s) this 5th day of February, 2016.

J. Mark Hibbert

See attached CA Acknowledgment

STATE OF _____

COUNTY OF _____

On this the ____ day of February, 2016, before me personally appeared J. Mark Hibbert to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the _____day of February, 2016.

_____

Notary Public

My Commission Expires:

(SEAL)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )
County of San Diego )

On 2-5-16 before me, Deborah R Boye, Notary Public
*Date* *Here Insert Name and Title of the Officer*

personally appeared J. Mark Hibbert
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DEBORAH R. BOYE
Commission # 1994431
Notary Public - California
San Diego County
My Comm. Expires Oct 19, 2016

Signature Deborah R Boye
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**
Title or Type of Document: Warranty Deed
Document Date: 2/5/16 Number of Pages:
Signer(s) Other Than Named Above: Sally Braun and Susan Munz

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: J. Mark Hibbert
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☑ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing: Self

Signer's Name:
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

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Witness my/our hand(s) this day of February, 2016.

X Susan E. Munz
Susan E. Munz

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On this the 11th day of February, 2016, before me personally appeared Susan E. Munz to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of February, 2016.

Notary Public

My Commission Expires: 13 FEB 18

(SEAL)

RAPHAEL AZIZ
Commission # 2057744
Notary Public - California
San Diego County
My Comm. Expires Feb 13, 2018

**RETURN TO:**
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
Phone: (615)599-9959

# True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith 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, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY