Davidson County	DEEDWARR
Recvd: 02/24/16 12:07	3 pgs
Fees:18.00 Taxes:872.09	
20160224-0017613	

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dante G. Brent	Movement Mortgage, LLC	164100A19500CO
(NAME)	(NAME)	
3005 Summercrest Trail	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Timothy A. Raley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Dante G. Brent and Juritha A. Mostilla Brent, 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. 410 on the Plan of Summerfield Village Three, a Planned Unit Development, of record in Instrument Number 20001006-0099706, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING the same property conveyed to Terence C. Raley, a married man and Timothy A. Raley, a married man by Warranty Deed from Capitol Homes Inc., a Tennessee Corporation, recorded on the 3rd day of June, 2004 in Instrument No. 20040603-0065451, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of Terence C. Raley, pursuant to a Power of Attorney executed by same on the 21st day of January, 2016, and being filed for record simultaneously herewith, of record in Instrument No.: _____, Register's Office for Davidson County, Tennessee.

THE herein described property is not now nor ever has been the principal place of residence of the Grantors herein.

unimproved ☐

This is improved ☑ property, known as 3005 Summercrest Trail, Antioch, TN 37013
(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 our hands this 22nd day of February, 2016.

Terence C. Raley

By: _____
Timothy A. Raley, His Attorney-in-fact

Timothy A. Raley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared Timothy A. Raley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Terence C. Raley, acting as that person's agent and attorney-in-fact and the said Timothy A. Raley acknowledged that he executed the foregoing instrument as agent and attorney-in-fact for Terence C. Raley for the purposes therein contained.

Witness my hand and seal, this 22nd day of February, 2016.

_____
Notary Public

My Commission Expires: _____

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 8/1/2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of February, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Timothy A. Raley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

_____
Notary Public

My Commission Expires: _____

KIMBERLY HOLLINGSHEAD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 8/1/2019

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).