WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Herberth Cruz and Jaqueline Landaverde	Movement Mortgage, LLC, and/or the Secretary of Housing and Urban Development	076 09 0A 009.00
(NAME)	(NAME)	
205 Caneel Cove	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 03/01/16 08:11 2 pgs
Fees:13.00 Taxes:925.00
20160301-0019237

For and in consideration of the sum of Two Hundred Fifty Thousand And No/100 Dollars ($250,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Douglas Eagen, Jr. and Jodi Kay Eagen, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Herberth Cruz and Jaqueline Landaverde, 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. 9 on the Plan of Chandler Grove, of record in Plat Book 7900, Page 802 and as corrected by Surveyors Correction of record in Book 9942, Page 837, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William Douglas Eagen, Jr. and Jodi Kay Eagen, Husband and Wife by Warranty Deed from Warren L. Peek and wife, Starla D. Peek dated December 16, 2011 and recorded January 04, 2012 as Instrument No. 201201040000662, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 205 Caneel Cove, Hermitage, TN 37076

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, has 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 26th day of February, 2016.

William Douglas Eagen, Jr.

Jodi Kay Eagen

STATE OF VIRGINIA

COUNTY OF CHESTERFIELD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named William Douglas Eagen, Jr. and Jodi Kay Eagen, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of February, 2016.

Notary Public

My Commission Expires: 10/31/18

(SEAL)

EMMETT PHIPPS
NOTARY PUBLIC
REGISTRATION # 7598991
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
October 31st, 2018

File Number: MTJ-160693SSO

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018