WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160021242 DEEDWARR
Recvd: 03/15/16 13:54 2 pgs
Fees:13.00 Taxes:1480.00
20160315-0024598

P-BR-16-6112-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19

(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Thomas Anderson	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
6112 Frontier Court	**841 Seahawk Circle**	**172-05-0-019.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN RIGHTMER AND JESSICA RIGHTMER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM THOMAS ANDERSON, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 55 on the Plan of The Highlands, Section Three of record in Plat Book 5050, Page 14, 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 conveyed to Nathan Rightmer and wife, Jessica Iansmith by Warranty deed from Benjamin Reeves and wife, Jennifer Kiilerich-Hansen of record in Instrument No. 20130402-0032358 Register's Office for Davidson County, Tennessee, dated March 25, 2013 and recorded on April 02, 2013. The said Jessica Iansmith being one and the same, and now known, as Jessica Rightmer.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5050, Page 14;
- Restrictions of record in Book 5104, Page 410;
- Water Main Easement to Metro of record in Book 5132, Page 418;
- Restrictions of record in Instrument Number 20130402-0032358, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6112 Frontier Court , Nashville, Tennessee 37211**.

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 the 14th DAY OF MARCH, 2016.

Nathan Rightmer by Jessica Rightmer, Attorney-in-fact
Nathan Rightmer by Jessica Rightmer, Attorney-In-Fact

Jessica Rightmer
Jessica Rightmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA RIGHTMER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NATHAN RIGHTMER, and who acknowledged she executed the same as the free act and deed of the said NATHAN RIGHTMER.

Witness my hand and official seal, this the 14th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JESSICA RIGHTMER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of March, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212