WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrew C. Greene	movement mortgage, LLC	181-10-0D-003.00-CO
(NAME)	(NAME)	
413 Highpoint Terrace	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Virginia Beach, Virginia 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 considerations, the receipt of which is hereby acknowledged, we, **Toren Blanco and wife, Brenda Blanco**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andrew C. Greene and Madeline N. Greene, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot 3 on the Plan of Final plat for Jackson Valley Subdivision, Section One, of record in Instrument 200708080094664, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Toren Blanco and wife, Brenda Blanco by Warranty Deed from Touchstone Builders, Inc., a Tennessee Corporation, dated 12/07/2009, recorded 12/16/2009 of record in Instrument No. 20091216-0114532, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2016 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Instrument No. 200708080094664, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20070322-0035003 and Amended and Restated Declaration of record in Instrument No. 20110713-0053717, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument No. 20060512-0055724, in the Register's Office for Davidson County, Tennessee.
Charter of Jackson Valley Homeowners Association, Inc., of record In Instrument No. 20051007-0121055, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20160027439 DEEDWARR
Recvd: 04/05/16 10:29 2 pgs
Fees: 13.00 Taxes: 1369.00

20160405-0032376

File No.: 01288-30641
SMG TN Warranty Deed

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 413 Highpoint Terrace, Brentwood, TN 37027
(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/or 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/or 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 31st day of March, 2016.

Toren Blanco

Brenda Blanco

State of Tennessee
County of Williamson

Personally appeared before me Toren Blanco and Brenda Blanco, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of April, 2016.

Notary Public
My Commission Expires: 8/21/17

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027