Davidson County	DEEDWARR
Recvd: 04/26/16 14:48	2 pgs
Fees:13.00 Taxes:888.00	
20160426-0040697	

WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Farad Ahmad Butt	Movement Mortgage LLC	173080A12400CO
(NAME)	(NAME)	
3065 Bluffhollow Gap	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	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 considerations, the receipt of which is hereby acknowledged, we, **Erica Parks and Marvyn Pacheco Moreno, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Farad Ahmad Butt and Lucky Butt, husband and wife, and Prem Kumar Rai, an unmarried man, as joint tenants with right of survivorship.**, 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 Number 106, Deer Valley, Section Four, a Cluster Subdivision, as shown by plat of record in Instrument Number 20061012-0126729, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Erica Parks and Marvyn Pacheco Moreno, wife and husband by Warranty Deed dated July 31, 2014 from Lake Forest Homes, Inc., a Tennessee Corporation of record in Instrument 201408010068687, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200212120153693; (2) Said By-Laws were amended of record in Book 8765, Page 90; (3) Easement of record in Instrument 200112050119205; (4) Easement of record in Instrument 199912070300314; (5) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Instrument 200012050119206; (6) Stormwater Detention Agreement Easement of record in Instrument 200105030045314; (7) Stormwater Detention Agreement Easement of record in Instrument 200206270077608; (8) Miscellaneous of record in Book 10887, Page 161; (9) Certificate of Voluntary Withdrawal of record in Instrument 200010060099635; (10) Charter of record in Instrument 200212120153695; (11) Articles of Merger of record in Instrument 200708070093758; (12) Charter of record in Instrument 201305230052438, in the Register's Office for Davidson County, Tennessee..

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 3065 Bluffhollow Gap, Cane Ridge, 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 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 14th day of April, 2016.

Erica Parks

Marvyn Pacheco Moreno

State of Tennessee
County of Williamson

Personally appeared before me Erica Parks and Marvyn Pacheco Moreno, 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 25th day of April, 2016.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

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