BILL GARRETT, Davidson County
Trans:T20160036711 DEEDWARR
Recvd: 05/03/16 14:03 2 pgs
Fees:13.00 Taxes:654.90
20160503-0043597

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $177,000.00.

Affiant

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 2nd day of May, 2016.

Notary Public
My commission expires: 3/3/19

03-1604-38538

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Michael L. McAllister	Movement Mtg.	041-06-0-019
4016 Ridgemont Drive	841 Seahawk Circle	
Nashville TN 37207	Virginia Beach, VA 23452	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alicia M. Sepanik**, **Married** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Michael L. McAllister**, **Single,** hereinafter called the Grantee, his successors 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. 480 on the Plan of Bellshire Estates, Section "B", of record in Book 2331, Pages 128 and 129, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alicia M. Sepanik by Warranty Deed from Maurisa Ann Pasick f/k/a Maurisa A. Halicky and Tony Pasick, Wife and Husband, of record in document No. 20130711-0071939, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 4016 Ridgemont Drive, Nashville, TN 37207.

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, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

James Patrick Davis joins in this conveyance for the purpose of conveying any and all marital interest he has in subject property.

WITNESS my hand this 2nd day of May, 2016.

Alicia M. Sepanik

James Patrick Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Alicia M. Sepanik,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29 day of April, 2016.

State of Tennessee Notary Public at Large

My Commission expires: 9/26/2018

KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **James Patrick Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29 day of April, 2016.

State of Tennessee Notary Public at Large

My Commission expires: 9/26/2018

KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY TENN.