WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160048342 DEEDWARR
Recvd: 06/08/16 10:22 2 pgs
Fees:13.00 Taxes:925.00
20160608-0057794

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 4-2-18

(AFFIX SEAL)

ROBIN L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission EXPIRES: APRIL 2, 2018

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tessy Sebastian	Movement Mortgage, LLC	128-12-0C-087.00-CO
(NAME)	(NAME)	
1059 Woodbury Falls Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Virgina Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Kirk Anthony McCullough and Leah Marie McCullough, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tessy Sebastian, a single woman, 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 Unit No. 1059, on the Plan of Woodbury Townhomes, Phase I, Planned Unit Development of record in Plat at Instrument No. 20050216-0017693, 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 Kirk Anthony McCullough and Leah Marie McCullough, husband and wife, by Special Warranty Deed from Marquis Homes, LLC., a Limited Liability Company, of record in Instrument No. 20070802-0092032 Register's Office for Davidson County, Tennessee, dated July 31, 2007 and recorded on August 02, 2007.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 1059 Woodbury Falls Drive, Nashville, TN 37221
(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 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, 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 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1763

Witness our hands this 3rd day of June, 2016.

Kirk Anthony McCullough

Leah Marie McCullough

STATE OF KANSAS

COUNTY OF Johnson

On this 3rd day of June, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kirk Anthony McCullough and Leah Marie McCullough**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
10/10/16

Notary Public, MARK JACOBS

MARK JACOBS
Notary Public, State of Kansas
My Appointment Expires
10/10/16