WARRANTY DEED

File #16203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017

(AFFIX SEAL)

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Paul Goza	Movement Mortgage, LLC.	-161-05-0-004.00
(NAME)	(NAME)	
520 Woodhurst Drive	841 Seahawk Cir.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220-2313	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Timothy D. Girard and Kimberly S. Girard, as Trustees of the Girard Family Revocable Living Trust Agreement dated April 10, 2015,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Paul Goza, unmarried,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 50 on the Plan of Hillview Estates of record in Plat Book 3600, Page 89, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 100.00 feet on the Northwesterly side of Woodhurst Drive and extends back 310.00 feet on the Southwesterly line and 270.00 feet on the Northeasterly line to a dead line in the rear on which it measures 171.45 feet.

Being the same property conveyed to Timothy D. Girard and Kimberly S. Girard, Trustees, Girard Family Revocable Living Trust Agreement dated April 10, 2015 by Quitclaim deed from Timothy D. Girard and wife, Kimberly S. Girard of record in Instrument No. 20150420-0034865 Register's Office for Davidson County, Tennessee, dated April 10, 2015 and recorded on April 20, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 520 Woodhurst Drive, Nashville, TN 37220-2313

(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.

BILL GARRETT, Davidson County
Trans:T20160051614 DEEDWARR
Recvd: 06/17/16 13:40 2 pgs
Fees:13.00 Taxes:1665.00
20160617-0061788

Witness our hands this 16th day of June, 2016.

Girard Family Revocable Living Trust Agreement dated April 10, 2015

BY: Timothy D. Girard Trustee
Timothy D. Girard, Trustee

BY: Kimberly S. Girard, Trustee
Kimberly S. Girard, Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Timothy D. Girard**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Girard Family Revocable Living Trust under agreement dated April 10, 2015**, and is authorized by the trust document to execute this instrument on its behalf.

This the 16th day of June, 2016.

My Commission Expires: 9-5-2016

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kimberly S. Girard**, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Trustee of the Girard Family Revocable Living Trust under agreement dated April 10, 2015**, and is authorized by the trust document to execute this instrument on its behalf.

This the 16th day of June, 2016.

My Commission Expires: 9-5-2016

Notary Public

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027

Mail to
Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067