BILL GARRETT, Davidson County
Trans:T20160052665 DEEDWARR
Recvd: 06/21/16 13:53 2 pgs
Fees:13.00 Taxes:798.83
20160621-0063102

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Shandra A. Reece has this day bargained and sold and does hereby transfer and convey unto Mark Rettig, II and Bethann Rettig, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 86, Roxborough Subdivision, of record in Plat Book 5200, Page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Stephen M. Reece and wife, Shandra A. Reece n/k/a Shandra A. Wright, by WARRANTY DEED from John Richard Lammers and wife, Bobbie Ann Lammers, dated 8/31/05, and recorded 9/06/05, of record in Instrument No. 20050906-0106707, Register's Office for Davidson County, Tennessee. Being further conveyed to Shandra A. Reece n/k/a Shandra A. Wright, by Quitclaim Deed from Stephen M. Reece, dated May 20, 2016 of record in Record Book *, Page _____, Register's Office for Davidson County, Tennessee.

*20160621-0063101

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 know as 5125 Roxborough Drive, Hermitage, TN. 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Mark Rettig, II and Bethann Rettig, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 3rd day of June, 2016.

Shandra A. Reece n/k/a Shandra A. Wright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Shandra A. Reece n/k/a Shandra A. Wright with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 3rd day of June, 2016.

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/21/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Janel Johnson
Affiant

Subscribed and sworn to before me this 3rd day of June, 2016.

My Commission Expires:

NOTARY PUBLIC

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

Map & Parcel No.: 098-01-0-084.00

Name and address of new owner:
Send tax bills to:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452