WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/23/16 11:04 2 pgs
Fees:13.00 Taxes:1332.00
20160623-0064080

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$360,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 20 day of June, 2016

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anthony Lucido	Movement Mortgage, LLC	084-05-0-038.00
2728 Eastland Avenue	841 Seahawk Circle	
Nashville, TN 37206	Virginia Beach, VA 23452	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Trustee for The Wall Family Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anthony Lucido**, a single man, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 9 on the plan of Tiffany Terrace, of record in Book 2854, page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 9 fronts 117.0 feet on the easterly side of Eastland Avenue and extends back between lines 125.0 feet on the north line and 150.0 feet on the south line to the west line of Lot No. 11, measuring 120.7 feet thereon.

Being the same property conveyed to Maurice R. Wall and wife, Jewel M. Wall, by deed from Sadler Construction Company, on May 9, 1965, of record in Book 3537, page 401, Register's Office for Davidson County, Tennessee. Jewel M. Wall having died leaving property to Maurice R. Wall by right of survivorship. And further conveyed to John Wall, retaining a life estate for Maurice R. Wall of record in Instrument Number 20001107-0110476, said Register's Office. Maurice R. Wall having died thus terminating said life estate. And further conveyed to John P. Wall and wife, Virginia Wall by Quitclaim Deed from John P. Wall of record in Instrument Number 20040707-0080845, said Register's Office.

And being further conveyed to Amanda Dean, as Trustee for The Wall Family Trust, by deed from John P. Wall and wife, Virginia A. Wall, on January 15, 2016, of record in Instrument Number 20160126-0007192, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 2854, page 59, Register's Office Davidson County, Tennessee.

Easements as set forth in instrument recorded in Book 407, page 45; and Book 9545, page 797, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2720 Eastland Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 20, 2016.

The Wall Family Trust

By Amanda Dean, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Amanda Dean, as Trustee,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 20, 2016

My commission expires 7-3-17

Notary Public

Denese Legieza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.