Davidson County DEEDWARR
Recvd: 07/07/16 12:02 3 pgs
Fees:18.00 Taxes:925.00
20160707-0069606

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 250,000.00

Affiant

Subscribed and sworn to before me, this 1st day of July, 2016.

Notary Public

My commission expires: 4-24-18

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

163305

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alex Delcid Alfaro **Seyry M Mejicano Argueta**	**Movement Mortagage, LLC**	**16106021700**
5140 Whitaker Drive	**841 Seahawk Circle**	
Nashville, TN 37211	**Virginia Beach, VA 23452**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Gary Keith Nesbitt, Daniel Alan Nesbit, and Stephen Williams Nesbitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alex Delcid Alfaro and Seyry M Mejicano Argueta, husband and wife

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 Lot No. 163, on the Plan of Huntington Park, Section 2, as of record in Book 4175, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Larry F. Nesbitt and wife, Helen L. Nesbitt, from Franklin Cleaver and wife, Charlotte Cleaver, by Warranty Deed dated June 12, 1987 of record in Book 7269, page 374, Register's Office for Davidson County, Tennessee. Larry F. Nesbitt and wife, Helen L. Nesbitt conveyed a life estate to Mary D. Nesbitt by Quitclaim Deed dated October 29, 1987 of record in Book 7394, page 349, Register's Office for Davidson County, Tennessee. Mary D. Nesbitt died on 1/15/13 thereby extinguishing her life estate in the subject property. Larry F. Nesbitt died on 4/7/15 leaving Helen L. Nesbitt as surviving tenant by the entirety. Helen L. Nesbitt died testate on 3/31/16, and by Last Will and Testament admiteed to probate in the Probate Courrt of Davidson County, Tennessee, No. 16R-682, the property hereinabove described was devised to Gary Keith Nesbitt, Daniel Alan Nesbitt, and Stephen Williams Nesbitt.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 5140 Whitaker Drive, Nashville, TN 37211.

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 in 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.

Witness my/our hand(s) this 1st day of July, 2016.

Gary Keith Nesbitt
Gary Keith Nesbitt

Stephen Williams Nesbitt by Gary Keith Attorney in Fact
Stephen Williams Nesbitt by Gary Keith Nesbitt Attorney in Fact

Daniel Alan Nesbitt by Gary Keith Nesbitt Attorney in Fact
Daniel Alan Nesbitt by Gary Keith Nesbitt Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gary Keith Nesbitt, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2016.

Notary Public

My Commission Expires: 12/28/19

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary Keith Nesbitt, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Stephen Williams Nesbitt and that he is authorized by Stephen Williams Nesbitt to execute this instrument on his behalf.

Witness my hand and seal at office, this 1st day of July, 2016

Notary Public

My Commission Expires: 12/28/19

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Gary Keith Nesbitt, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact Daniel Alan Nesbitt and that he is authorized by Daniel Alan Nesbitt to execute this instrument on his behalf.

Witness my hand and seal at office, this 1st day of July, 2016

Notary Public

My Commission Expires: 12/28/19

LELAND L. COLEMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. SUMNER COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith