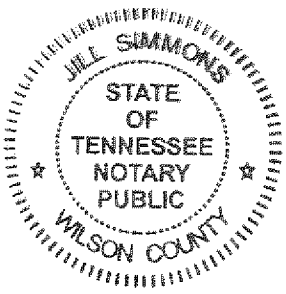
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/4/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Todd M. Lake	Movement Mortgage, LLC	136-14-0-087.00
(NAME)	(NAME)	
108 Bluewater Circle	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/19/16 15:43 3 pgs
Fees:18.00 Taxes:721.50
20160719-0074421

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sean Boothstodd and Leonard Boothstodd, married to each other, joint tenants with right of survivorship,**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Todd M. Lake and Jana Lake, husband and wife**, hereinafter called the GRANTEE(S), 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 all of Lot 96 on the Plan of Castlegate, Section One, of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Sean Boothstodd and Leonard Boothstodd, married to each other, joint tenants with right of survivorship, by Quitclaim Deed from Sean Booth, n/k/a Sean Boothstodd, and Leonard Stoddard, n/k/a Leonard Boothstodd, dated 12/21/2015 recorded 01/06/2016, of record in Instrument No. 20160106-0001335, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sean Booth, unmarried, and Leonard Stoddard, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Penelope McCullough an unmarried person, dated 04/23/2008 recorded 04/28/2008, of record in Instrument No. 20080428-0042821, in the Register's Office for Davidson County, Tennessee.

(1) All matters shown on the plat of record in Plat Book 4460, Page 115, in the Register's Office for Davidson County, Tennessee; and (2) Covenants, conditions, easements and restrictions of record in Book 4649, Page 295, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 108 Bluewater Circle, Nashville, TN 37217

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 19th day of July 2016.

Sean Boothstodd

Leonard Boothstodd

State of Tennessee
County of Wilson

Personally appeared before me Sean Boothstodd and Leonard Boothstodd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of July, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

