WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/16 08:57 2 pgs
Fees:13.00 Taxes:629.00
20160803-0079949

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$170,000.00.**

Affiant

Subscribed and sworn to before me this 29th day of July, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Harvey McClendon, Jr.	Movement Mortgage, LLC	Map 69-j16-O Parcel 066.00
1601 Elizabeth Road	841 Seahawk Circle	
Nashville, TN 37218	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, **Dwayne Bell and wife, Beverly Bell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Harvey McClendon, Jr. and Diane McClendon, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the Map of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, not of record, described according to a survey made of Watkins and Murray Surveyors, dated September 8, 1947, as follows:

Beginning on the northwesterly margin of an unnamed 50-foot street, at a point 1067 feet southwest of the center of the Old Hydes Ferry Pike, being the corner of Lots 13 and 14; thence with the line between said two lots, northwestwardly 156 feet to the southeasterly line of the R. Walker Cundall property; thence with said line, southwestwardly 61 feet to the corner of Lot Nos. 14 and 15; thence with the line between said two lots southeastwardly 156 feet to the northwesterly margin of said unnamed street; thence with said street, northwestwardly 61 feet to the beginning.

AND

Being Lot No. 15 on the Map of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, not of record, described to survey by Watkins and Murray, Surveyor's, dated September 8, 1947, as follows:

Beginning on the northwesterly margin of an unnamed 50-foot street, at a point 1128 feet southwest of the center of the Old Hydes Ferry Pike, being the corner of Lot Nos., 14 and 15; thence with the line between said two lots, northwestwardly 156 feet to the southeasterly line of the R. Walter Cundall property; thence with the said line, southwestwardly 63.4 feet; thence south 32° East 156 feet to the northwesterly margin of said unnamed street; thence with said street, northwestwardly 62.4 feet to the beginning.

Being the same property conveyed to Dwayne Bell and wife, Beverly Bell from Ruth O. Lawson, widow by Warranty Deed on August 22, 2013, of record in Instrument Number 20130826-0089854, 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:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.

This is improved property known as: **1601 Elizabeth Road, Nashville, TN 37218**

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 July 29, 2016.

Dwayne Bell

Beverly Bell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dwayne Bell and Beverly Bell 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 July 29, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
NOTARY PUBLIC
STATE OF TENNESSEE
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
NOTARY PUBLIC
STATE OF TENNESSEE
MAURY COUNTY, TENN.