Davidson County	DEEDWARR
Recvd: 08/03/16 13:48	2 pgs
Fees:13.00 Taxes:555.00	
20160803-0080368	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1 day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 11-26-2018

(AFFIX SEAL)

PIPER L. GARDNER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Sonia Christine Paysen	Movement Mortgage, LLC	131 02 0A 120.00
(NAME)	(NAME)	
2116 Hobbs Rd., Unit N20	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Susanna Custer Spell and Matthew Spell, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sonia Christine Paysen, an unmarried woman**, 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 Unit No. N-20, of Hobbs House Condominium Apartments, of, record in Book 4595, page 74, as amended in Book 5200, page 54, said Register's Office, and by Master Deed of record in Book 5289, page 515, said Register's Office, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Susanna Rose Custer, a single person by Warranty Deed from Richard M. Sommers, a single person dated March 29, 2007 and recorded April 2, 2007 as Instrument No. 200704020038854, in said Register's Office for Davidson County, Tennessee.*

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2116 Hobbs Rd., Unit N20, Nashville, TN 37215

File Number: MTJ-164050FC

*The said Susanna Rose Custer having since married Matthew Spell and is now known as Susanna Custer Spell. Matthew Spell Joins in this conveyance for the Purpose of Conveying any interest he may have marital or Otherwise

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, has 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 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 our hands this 1st day of August, 2016.

Susanna Custer Spell

Matthew Spell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Susanna Custer Spell and Matthew Spell, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of July, 2016.

Notary Public

My Commission Expires:

(SEAL)

My Commission Expires
March 20, 2018

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: MTJ-164050FC

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

Shelly M Smith

Commission Expires
4-24-2018