# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/08/16 13:50 2 pgs
Fees:13.00 Taxes:555.00
20160808-0082266

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 5th day of August, 2016.

Notary Public
My Commission expires: 7-16-17
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
JENNIFER R. PIERCE

**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: |
|---|---|---|
| Jewel Walker | Movement Mortgage, LLC | 05815009800 |
| 3808 Creekwood Circle | 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, **Willie L. Hannah, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jewel Walker, an unmarried woman** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 77 on the Plan of Creekwood North Subdivision, of record in Book 4675, Page 16, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Willie L. Hannah from Jack Kemp, Secretary of Housing and Urban Development by CASH DEED FOR TENNESSEE, on May 15, 1992, of record in Book 8633, Page 90, 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.
- Subject to all matters as shown on the Plan of record in Plat Book 4675, Page 16, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4735, Page 545 and Book 4765, Page 567, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4675, Page 16, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3808 Creekwood Circle, 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 August 1, 2016.

Willie L. Hannah by Dwayne Bell as Atty in fact

**Willie L Hannah by Dwayne Bell as Attorney in Fact**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Dwayne Bell, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for Willie Hannah, the within named bargainor(s), and that he as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Willie L. Hannah, the bargainor(s), by the said Dwayne Bell, as Attorney-in-Fact.

WITNESS my hand and seal, this 1st day of August, 2016.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE 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.