(1)

WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

DEBORAH L. BAXTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER CO

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2016

Notary Public

MY COMMISSION EXPIRES: 7-21-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jamie L. Shelton	Movement Mortgage, LLC	109-05-0B-403.00 CO
(NAME)	(NAME)	
3535 Bell Road, Apartment 403	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Terra J. Hearne, a married person,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jamie L. Shelton, 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. 403 on the Plan of Williams Bend Townhomes, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended Tennessee Code Annotated and as established by Declaration of Covenants, Conditions and Restrictions for Williams Bend Townhomes, a horizontal property regime with Private Elements, of record in Instrument Number 20021216-0154761 and Supplemented of record in Instrument No. 20030529-0072377 and in Instrument No. 20030930-0144058, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended therein, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made for a more complete identification and description of said units.

Being the same property conveyed to Terra J. Boyd by Deed from 70 South Associates, LLC, a Tennessee limited liability company dated 5/28/04 and recorded 5/28/04 of record in Instrument Number 20040528-0063376, said Register's Office for Davidson County, Tennessee.

Terra J. Boyd is now known as Terra J. Hearne

unimproved ☐

This is improved ☑ property, known as 3535 Bell Road, Apartment 403, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160070426 DEEDWARR
Recvd: 08/15/16 09:40 2 pgs
Fees:13.00 Taxes:518.00
20160815-0084577

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 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 my/our hands this ~~10th~~ 11th day of August, 2016.

Terra J. Hearne

State of Tennessee
County of ~~Sumner~~ Davidson

Personally appeared before me Terra J. Hearne, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~10th~~ 11th day of August, 2016.

Renee Allen

Notary Public ~~Rebecca Campbell~~ Renee Allen
My Commission Expires: 5/5/2020

File No.: 162136

RENEE ALLEN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE