WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/16/18

(AFFIX S

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans: T20160072205 DEEDWARR
Recvd: 08/18/16 15:16 2 pgs
Fees: 13.00 Taxes: 1032.30
20160818-0086564

Y-KW-16-2513-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Mark Ryan Yajcaji **Susan M. Scassero and Stephen L. Scassero**	**Movement Mortgage, LLC**	
(NAME) **2513 Sleepy Hollow Drive**	(NAME) **841 Seahawk Circle**	**149-03-0-028.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) **Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CHRISTIAN BARIL AND LISA KIDD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK RYAN YAJCAJI AND SUSAN M. SCASSERO AND STEPHEN L. SCASSERO,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 433 on the Plan of Section Six, Edge-O-Lake Estates of record in Plat Book 3700, Page (s) 15 and 16, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christian Baril, unmarried and Lisa Kidd, unmarried, as joint tenants with right of survivorship by Quitclaim deed from Christian Baril, unmarried of record in Instrument No. 20071019-0123889 Register's Office for Davidson County, Tennessee, dated August 20, 2007 and recorded on October 19, 2007.

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page (s) 15 and 16, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3908, Page 161, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2513 Sleepy Hollow Drive, Nashville, Tennessee 37217**.

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), their heirs and 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), 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 hand(s) this the 16th DAY OF AUGUST, 2016.

Christian Baril by Lisa Kidd attorney-in-fact
Christian Baril by Lisa Kidd, attorney-in-fact

Lisa Kidd
Lisa Kidd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA KIDD, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRISTIAN BARIL, and who acknowledged he/she/they executed the same as the free act and deed of the said CHRISTIAN BARIL.

Witness my hand and official seal, this the 16th of August, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA KIDD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of August, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212