WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160074636 DEEDWARR
Recvd: 08/26/16 10:10 2 pgs
Fees: 13.00 Taxes: 268.25
20160826-0089457

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,500.00

Brenda M. Clark
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of July, 2016

A B Waddell
Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diane Caitlin Saunders	Movement Mortgage, LLC	107050B21800CO
(NAME)	(NAME)	
218 Oak Grove Drive	8024 Calvin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Indian Land, SC 29707	
(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, **Brenda M. Clark, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Diane Caitlin Saunders,** 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:

Being Unit No. 218 on the plan of Five Oaks, a Planned Unit Development of record in Book 5200, page 456, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brenda M. Clark, unmarried, by deed from A. Jane Amstutz, unmarried, dated 7/25/06, of record in Instr. No. 20060731-0092379, Register's Office for Davidson County, Tennessee.

Taxes for the year 2016 prorated and assumed by the Grantee; to all matters as set out on the plan of record in Book 5200, page 456; Declaration of Covenants, Conditions, and Restrictions as set out in Book 5781, page 563, Book 5957, page 930, Book 5784, page 563, Book 5871, page 602, Instr. No. 20150625-0061297, Instr. No. 20150625-0061298, and Instr. No. 20160212-0013783; Charter of Five Oaks Homeowners Association as set out in Book 5790, page 798; Easement for Water Mains and Appurtenances as set out in Instr. No. 20020605-006854, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 218 Oak Grove Drive, 218, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29th day of July, 2016.

Brenda M. Clark

Brenda M. Clark

State of Tennessee
County of Williamson

Personally appeared before me Brenda M. Clark, 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 29th day of July, 2016.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2016-067