BILL GARRETT, Davidson County
Trans:T20160077506 DEEDWARR
Recvd: 09/06/16 08:41 3 pgs
Fees:18.00 Taxes:629.00
20160906-0092980

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Lane Eddington & Shawn Di Blasi
1432 Priestshore Bay
Antioch, TN 37013-2445

SEND TAX BILL TO:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

MAP/PARCEL 164-08-0B-069.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Clifford T. Wofford, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Lane Eddington and Shawn Di Blasi, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Final Plat Section Two, Lakewalk of record in Plat at Instrument No. 20060209-0016039, 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 Clifford T. Wofford, unmarried by Warranty deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument No. 20080326-0030218 Register's Office for Davidson County, Tennessee, dated March 14, 2008 and recorded on March 26, 2008.

This is improved property known as: **1432 Priestshore Bay, Antioch, Tennessee 37013-2445.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20060209-0016039, and

restrictions in Instrument No. 20050127-0010145 , and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 26th day of August, 2016.

Clifford T. Wofford

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Clifford T. Wofford,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 26th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 05.26.2018

ELLIE ZIMMERMAN
Commission # 2065399
Notary Public - California
Los Angeles County
My Comm. Expires May 20, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me this the 26th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of LOS ANGELES)

On AUGUST 26, 2016 before me, ELLIE ZIMMERMAN, NOTARY PUBLIC
Date *Here Insert Name and Title of the Officer*

personally appeared CLIFFORD T WOFFORD
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(~~ies~~), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

ELLIE ZIMMERMAN
Commission # 2065399
Notary Public - California
Los Angeles County
My Comm. Expires May 20, 2018

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED Document Date: 08-26-2016
Number of Pages: _____ Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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