(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160077636 DEEDWARR
Recvd: 09/06/16 10:29 3 pgs
Fees:18.00 Taxes:1054.50
20160906-0093120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me this 31st day of August, 2016.

Notary Public
My Commission Expires: 03/03/19

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

16-0523

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kalesha Williams	Movement Mortgage, LLC	030-00-0200.00
3471 Saint Lawrence Road	841 Seahawk Circle	
Joelton, TN 37080	Virginia Beach, VA 23452	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Loren T. Fitzpatrick and Rachael J. Fitzpatrick, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kalesha Williams, a single woman,

hereinafter called the GRANTEE, her heirs and assigns, the following tract or parcel of land, to-wit:

TRACT 1:

Certain Tract or Parcel of land in Davidson County, Tennessee, described as follows:

BEGINNING at a 40 inch black oak, southwest corner of Book 5272, Page 716, northwest comer of Book 4809, Page 270, Runquist Property, then with the west line of Runquist south 2° 00' 24" west 1,547.10 feet to an iron rod this survey, then with a new line, south 69° 47' 44" west, 755.10 feet to a post in a fence, in the east line of Book 5294, Page 753, then with said line, with a fence, north 02° 04' 30" west, 18.29 feet to a post, north 00° 47' 48" west, 128.68 feet to a post, north 02° 40' 59" west 467.80 feet to a post, north 06° 47' 55" west 120.72 feet to a post, north 00° 30' 53" west 1,077.95 feet to an iron rod this survey, then with the south line of David Wade, III, et al. Property, south 89° 40' 47" east, 811.08 feet to the beginning; and being part of Book 4532, Page 856, Old 24th Civil District, Davidson County, Tennessee, according to a survey by Randolph Chapdelaine date 3/03/85.

THIS CONVEYANCE is subject to an easement into this property from St. Lawrence Drive through Armstrong property as described in Book 4532, page 856, Register's Office for Davidson County, Tennessee .

TRACT II:

Certain Real Estate in Davidson County, Tennessee described as follows:

BEING a tract of land in Davidson County, Tennessee, shown on property Map 30, Assessor's office. Bounded in general by Grover Armstrong on the west, Jeffrey Hostettler on the north, George Runquist on the east, and the Douglas Spencer remainder on the south, and lying off the east end of St. Lawrence Drive, more particularly described according to a survey by Randolph L. Chapdelaine, R. L. S. 1444, dated November 9, 1990, as follows, to-wit:

BEGINNING at an iron pin at a 3 inch Cedar in a fence in Grover Armstrong's east line (Ref. Deed Book 5294, Page 753, R.O.D.C.), said pin being about 235 feet north of the east end of St. Lawrence Drive; thence with Armstrong's east line and the fence north 00° 59° 09" west 101.47 feet to a wood post near a gate, the southwest corner of a 29.6 acre Jeffrey Hostettler tract (Ref. Deed Book 6609, Page 494, R.O.D.C.); thence leaving Armstrong and with Hostettler's south line north 69° 47' 44" east 755.10 feet to an existing iron pin in George Runquist's west line (Ref. Deed Book 4809, Page 270, R.O.D.C.) ; thence with Runquist's west line south 02' 00' 24" west 103.49 feet to an iron pin; thence leaving Runquist and with a new line south 69° 47' 44" west 749.38 feet to the point of beginning.

THIS CONVEYANCE is subject to an easement into this property of record in Book 4532, page 856, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Loren T. Fitzpatrick and Rachael J. Fitzpatrick, husband and wife, by Warranty Deed from Donald R. Buck and Lee Ann Buck, husband and wife, dated June 30, 2015, of record in Instrument Number 20150706-0064824, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3471 Saint Lawrence Road, Joelton, TN 37080.**

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 our hands this 30 day of August, 2016.

Loren T. Fitzpatrick

Rachael J. Fitzpatrick

STATE OF MONTANA
COUNTY OF Missoula

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Loren T. Fitzpatrick and Rachael J. Fitzpatrick,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Missoula, Montana, this 30 day of August, 2016.

Notary Public
My Commission Expires: April 26, 2020

PAYDN EVANS NOTARIAL SEAL STATE OF MONTANA

PAYDN EVANS
NOTARY PUBLIC for the
State of Montana
Residing at Missoula, MT
My Commission Expires
April 26, 2020.