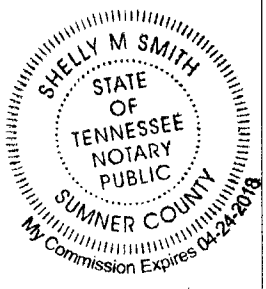
Davidson County	DEEDWARR
Recvd: 09/06/16 10:36	2 pgs
Fees:13.00 Taxes:573.50	
20160906-0093133	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of September, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Maria Guadalupe Urdiera Duque	Movement Mortgage, LLC	176 02 0 071.00
(NAME)	(NAME)	
1925 Treeview Ct.	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Five Thousand And No/100 Dollars ($155,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alejandro Desierto, Jr., a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maria Guadalupe Urdiera Duque, a married 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:

Being Lot No. 214 on the Plan of Section 19, Peppertree Forest as of record in Plat Book 7900, Page 783, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Alejandro Desierto, Jr. by Special Warranty Deed from US Bank National Association, as Trustee for the Structured Asset Securities Corporation, Series 2006-OW1 dated May 04, 2010 and recorded May 13, 2010 as Instrument No. 20100513-0036871, in said Register's Office for Davidson County, Tennessee.

Phongsirath Desierto joins in this instrument to convey any and all marital interest she has in the subject property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 1925 Treeview Ct., Antioch, TN 37013

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, has 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 1st day of September, 2016

Alejandro Desierto Jr by Penny Boutsady Attorney in Fact
Alejandro Desierto, Jr.
by Penny Boutsady, attorney-in-fact

Phongsirath Desierto by Penny Boutsady Attorney in Fact
Phongsirath Desierto
by Penny Boutsady, attorney-in-fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared by Penny Boutsady, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Alejandro Desierto, Jr. and Phongsirath Desierto, as Attorney-in-fact, and acknowledged that she exectued the same as the free act and deed of Alejandro Desierto, Jr. and Phongsirath Desierto, for the purposes therein contained.

Witness my hand and official seal, this the 1st of September, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: NAT-165350BSO

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires Oct 24, 2018

Shelly M Smith

Commission Expires 4-24-2018