RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20160079587 DEEDWARR
Recvd: 09/12/16 10:44 2 pgs
Fees:13.00 Taxes:1376.40
20160912-0095482

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 8th day of September, 2016 by and between Vianney E. Villaruz and wife, Regina T. Villaruz, hereinafter referred to as GRANTOR, and Timothy Wickstrom and Allison Wickstrom husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Brentwood, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 55 on the Plan of Resubdivision of Lots 54 through 57, Section Two, Banbury Crossing, of record in Plat Book 9700, page 962, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Vianney E. Villaruz and wife Regina T. Villaruz by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., dated December 27, 2002, recorded December 30, 2002, of record in Instrument 20021230-0161660, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 6533 Banbury Crossing, Brentwood, TN 37027

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

9/8/2016
Vianney E. Villaruz

9/8/2016
Regina T. Villaruz

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Vianney E. Villaruz and wife, Regina T. Villaruz, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 8th day of September, 2016.

Notary Public

My Commission Expires: My Commission Expires October 30, 2016

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Timothy Wickstrom and Allison Wickstrom
6533 Banbury Crossing,
Brentwood, TN 37027

Send Tax Statements to:
Movement Mortgage LLC
841 Seahawk Circle
Virginia Beach, VA 23452

Map & Parcel: 172-09-0-A-055.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $372,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 8th day of September, 2016.

Notary Public

My Commission Expires: 8-22-2019

EMILY H. PROFFER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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16-1-246