This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16531

BILL GARRETT, Davidson County
Trans:T20160084776 DEEDWARR
Recvd: 09/27/16 10:33 4 pgs
Fees:23.00 Taxes:1202.50
20160927-0101719

Send Tax Bills To:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

New Owner is:
Justin Riddick
301 Demonbreun St., Unit 907
Nashville, TN 37201

MAP: 093-06-0A

PARCEL: 099.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Janet E. Lord, married, and Jessica E. Lord, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Justin Riddick**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **301 Demonbreun St., Unit 907, Nashville, TN 37201**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

A certain Condominium Apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 907 of the "Horizontal Property Regime of Encore, a Residential Condominium" pursuant to Master Deed for Encore, a Residential Condominium of record in Instrument Number 20080225-0018429, as amended in Instrument Number 20151203-0122000, and Master Deed for Encore, a Master Condominium of record as Instrument Number 20080225-0018425, as amended in Instrument Numbers 20111104-0086473 and 20111215-0097929, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Janet E. Lord and Jessica E. Lord by Warranty Deed from Jason Jensen, a single person, dated 5/22/13 and recorded 5/31/13 in Instrument Number 20130531-0054925, Register's Office for Davidson County, Tennessee.
Subject property having never been the residence of Janet E. Lord and/or her spouse.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19 day of September, 2016.

GRANTOR(S):

Janet E. Lord

JANET E. LORD

ACKNOWLEDGEMENT

STATE OF Illinois
COUNTY OF Douglas

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Janet E. Lord**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of September, 2016.

NOTARY PUBLIC
My Commission Expires: 06/20/2020

OFFICIAL SEAL
LORI A. CONNOR
Notary Public, State of Illinois
My Commission Expires 06-20-2020

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19TH day of September, 2016.

GRANTOR(S):

JESSICA E. LORD

ACKNOWLEDGEMENT

STATE OF South Carolina
COUNTY OF Charleston

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Janet E. Lord and Jessica E. Lord**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19 day of September, 2016.

NOTARY PUBLIC
My Commission Expires: 7 April 2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$325,000.00**.

AFFIANT

SWORN TO and subscribed before me this 20th day of September, 2016.

NOTARY PUBLIC
My commission expires: _____

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017