Davidson County	DEEDWARR
Recvd: 10/25/16 13:28	3 pgs
Fees:18.00 Taxes:980.13	
20161025-0112732	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Christen N. Paige and Peter H. Cho	Movement Mortgage, LLC	094 02 0 202.00
(NAME)	(NAME)	
1901 Sevier St.	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Four Thousand Nine Hundred And No/100 Dollars ($264,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jeffrey Burke, an unmarried man, and Vida C. Wakeman, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christen N. Paige and Peter H. Cho**, 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:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lots Nos 87 & 88 on the plan of the United Electric Railway Company's Addition, as of record in Book 61 Page 8 Register's Office for Davidson County, Tennessee. Said part of lots 87 & 88 fronts 50 feet on the northerly side of sevier street and runs back between parallel lines with the easterly margin of south 19th street, 100 feet to a dead line.

Being the same property conveyed to Jeffery Burke and Vida C. Wakeman by Special Warranty Deed from GMAC Mortgage, LLC successor by merger to GMAC Mortgage Corporation dated January 17, 2007 and recorded February 14, 2007 as Instrument No. 200702140018629, in said Register's Office for Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ property, known as 1901 Sevier St., Nashville, TN 37206

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 20 day of October, 2016

Jeffrey Burke, By Vida Wakeman as Attorney In Fact

Vida C. Wakeman

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Vida C. Wakeman, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of October, 2016.

Notary Public

My Commission Expires: 7-24-17

(SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: GRN-164466FC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Vida C. Wakeman, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Jeffrey Burke and who acknowledges that she executed the same as the free act and deed of the said Jeffrey Burke by virtue of a Limited Durable Power of Attorney, duly executed.

WITNESS my hand and official seal of office, this the 20th day of October, 2016.

NOTARY

MY COMMISSION EXPIRES: 7-24-17

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I Maxwell Coyle, 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.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

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

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File Number: GRN-164466FC