Davidson County DEEDWARR
Recvd: 10/26/16 12:27 3 pgs
Fees:18.00 Taxes:1165.50
**20161026-0113202**

# WARRANTY DEED

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 2017

State of Tennessee
County of ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is **$315,000.00.**

Affiant

Subscribed and sworn to before me, this the 20th day of October, 2016.

Notary Public

My commission expires: 12.18.17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Rachel Shanahan<br>Mark Abramowitz | Movement Mortgage, LLC | Map 082-03-0 Parcel 325.00 |
| 1123 Pennock Avenue | 841 Seahawk Circle | |
| Nashville, TN 37207 | Virginia Beach, VA 23452 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Steven D. Smith, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Abramowitz, a married man, and Rachel Shanahan, 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:

**Land in Davidson County, Tennessee, being Lot No. 38 on the plan of Crutcher Brothers Plan, of record in Plat Book 161, Page 158, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Steven D. Smith, by Quitclaim Deed dated November 18, 2010 from Austin H. Childs and Brittany Vanhooser, of record in Instrument No. 20110912-0070342, Register's Office for Davidson County, Tennessee.**

**The property conveyed herein is not now nor ever has been the place of residence of the Grantor's spouse.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 161, Page 158, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__x__) Unimproved (____) property, known as **1123 Pennock Avenue, Nashville, TN 37207**

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 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 my/our hand(s) this 19th day of **October, 2016.**

Steven D. Smith

**STATE OF GEORGIA )**
**COUNTY OF MUSCOGEE )**

Personally appeared before me, a Notary Public of said County and State, **Steven D. Smith,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Columbus, Georgia this 19th day of **October, 2016.**

**Notary Public**

**My Commission Expires:** 10/28/18

KAMIRA WRIGHT NOTARY PUBLIC MUSCOGEE COUNTY EXPIRES GEORGIA OCTOBER 28, 2018

COMPASS
– LAND TITLE –

# TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

