WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 11/29/16 14:39 3 pgs
Fees:18.00 Taxes:665.63
20161129-0125246

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$179,900.00.**

Leelinn Maloney
Affiant

Subscribed and sworn to before me this 22nd day of November, 2016.

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Linda Boyd	Movement Mortgage, LLC	Map 069-16-0 Parcel 065.00
1603 Elizabeth Road	841 Seahawk Circle	
Nashville, TN 37218	Virginia Beach, VA 23452	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dwayne Bell and wife, Bevery Bell**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Linda Boyd, unmarried**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 10 on the Map of J. J. Holzapfel's Subdivision, Bordeaux, Tennessee, not of record, described according to survey made by Watkins and Murray Surveyor's dated March 2, 1949, as follows:

Beginning on the northerly margin of Elizabeth Street at the corner of Lot Nos. 9 and 10, said beginning point being the southwest corner of the property conveyed to Raymond Johnson and wife, Ruby Johnson by deed from J. J. Holzapfel and wife, of record in Book 1809, Page 557, Register's Office for Davidson County, Tennessee; thence with his west line and the line between Lot Nos., 9 and 10, northerly 156.15 feet to the southerly line of the R. Walter Cundall's property; thence with the said line westwardly 100 feet to the corner Lot Nos., 10 and 11; thence with the line between said two lots southwardly 156.15 feet to the northerly margin of Elizabeth Street; thence with said Street eastwardly 100 feet to the beginning.

Being the same property conveyed to Dwayne Bell and wife, Beverly Bell from Ruth O. Lawson, widow by Warranty Deed on August 22, 2013, of record in Instrument Number 20130826-0089855, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1603 Elizabeth Road, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 22, 2016.

Dwayne Bell

Beverly Bell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Dwayne Bell and Beverly Bell to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 22, 2016

Notary Public

My commission expires 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN