Davidson County DEEDWARR
Recvd: 12/20/16 11:26 2 pgs
Fees:13.00 Taxes:573.50
20161220-0133575

WARRANTY DEED

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 9-22-2020

MST 2016-1772

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2016

Notary Public

MY COMMISSION EXPIRES: 9/22/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

16283

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Pau Twang	Movement Mortgage LLC	147-16-0-09000
(NAME)	(NAME)	
375 Melpar Drive	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Virginia Beach VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Terry O. Bentley and wife, Jennifer L. Bentley,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony Pau Twang,*** 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: *married

Being Lot No. 343 on the Plan of Fairlane Park, Section III, as of record in Book 2331, Page 145 and 146, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Melpar Drive at the common corners of Lots 342 and 343; thence with the line between said lots southwardly 110 feet to a corner of Lot No. 317 on said plan; thence with the line between Lots 317 and 343, eastwardly 138.8 feet to a point in the westerly margin of Madeline Drive; thence with the margin of the same northwardly 80.2 feet to a concrete monument at the beginning of a curve; thence around said curve northwestwardly 38.7 feet to a point in the southerly margin of Melpar Drive; thence with the margin of the same westwardly 112 feet to the beginning.

Being the same property conveyed to Terry O. Bentley and wife, Jennifer L. Bentley by quitclaim deed from Jerry Bentley of record in Instrument No. 20030820-0120899 Register's Office for Davidson County, Tennessee, dated 08/13/2003 and recorded on 08/20/2003.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 2331, Pages 145 and 146, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2598, Page 491, in the Register's Office for Davidson County, Tennessee.

This property, known as 375 Melpar Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 Dec., 2016.

Terry O. Bentley

Terry O. Bentley

Jennifer L. Bentley

Jennifer L. Bentley

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry O. Bentley and Jennifer L. Bentley, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of December, 2016.

Notary Public

My Commission Expires: 9/7/20

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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 SUMNER COUNTY