WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTL5617

BILL GARRETT, Davidson County
Trans:T20160112231 DEEDWARR
Recvd: 12/21/16 09:56 2 pgs
Fees:13.00 Taxes:703.00
20161221-0133951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

C. M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abelardo R. Torres and Siriphone Torres	**Movement Mortgage, LLC**	
(NAME) **3573 Mount View Ridge Drive**	(NAME) **841 Seahawk Circle**	**150-12-0C-052.00-CO**
(ADDRESS) **Antioch, TN 37013-1458**	(ADDRESS) **Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEANETTE SIERADSKI-HAYS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ABELARDO R. TORRES AND SIRIPHONE TORRES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of Final Plat of Mt. View Subdivision, Section Two of record in Plat at Instrument No. 20010523-0053206, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeanette Sieradski by Warranty deed from Corinthian Custom Homes, Inc of record in Instrument No. 20050803-0091077 Register's Office for Davidson County, Tennessee, dated July 29, 2005 and recorded on August 03, 2005.

Thomas John Garrett Hays joins in this conveyance to convey any and all marital interest he may have to said property.

- This Instrument was executed on behalf of Jeanette Sieradski-Hays, by John Gleaves pursuant to the Power of Attorney executed by Jeanette Sieradski-Hays on December 13, 2016, of record in Instrument No. 20161221-0133950, Register's Office for Davidson County, Tennessee

- This Instrument was executed on behalf of Thomas John Garrett Hays, by John Gleaves pursuant to the Power of Attorney executed by Thomas John Garrett Hays on December 14, 2016, of record in Instrument No. 20161221-0133949, Register's Office for Davidson County, Tennessee

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20010523-0053206, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11272, Page 811, as amended in Instrument No. 20020108-0002714, and Instrument No. 20020122-0008596, Register's Office for Davidson County, Tennessee.
- Charter of Mt. View Homeowner's Association, Inc., of record in Instrument Number 20020108-0002713, in the Register's Office for DavidsonCounty, Tennessee.
- Conveyance of the common area to Mt. View Homeowner's Association, Inc., of record in Instrument Number 20020129-0012295, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to all matters on Boundary Plat of record in Plat Book 11190, page 65, Register's Office for said County.

- Rights of Adjoining Owners of record in Book 6013, page 87, Register's Office for said County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3573 Mount View Ridge Drive , Antioch, Tennessee 37013-1458**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 19th DAY OF DECEMBER, 2016.

Jeanette Sieradski-Hays by John Gleaves,
Attorney in Fact

Thomas John Garrett Hays by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEANETTE SIERADSKI-HAYS AND THOMAS JOHN GARRETT HAYS, and who acknowledged he/she/they executed the same as the free act and deed of the said JEANETTE SIERADSKI-HAYS AND THOMAS JOHN GARRETT HAYS.

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

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212