BILL GARRETT, Davidson County
Trans: T20170014987 DEEDWARR
Recvd: 02/21/17 10:00 2 pgs
Fees: 13.00 Taxes: 606.80
20170221-0017032

WARRANTY DEED

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF February 2017.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 03-10-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 150
Holly Elizabeth Taylor	Movement Mortgage LLC	GROUP 010
2809 Creekview Drive	8024 Calvin Hall Road	PARCEL 173.00
Nashville, Tennessee 37217	Indian Land, SC 29707	

For and in 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,

William Ramirez and wife Eneida Vasquez

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Holly Elizabeth Taylor, an unmarried woman
and
Wesley Allen McBryde, an unmarried man

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. 140 on the plan of Section Eight, Edge-O-Lake Estates, of record in Plat Book 3700, Page 101, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William Ramirez and Eneida Vasquez by deed from Charles T. Lewis and wife Lindall J. Lewis, of record in Book 10506, page 63, Register's Office for said County, dated June 25, 1997, and Recorded on June 26, 1997

This conveyance is made subject to the following:
1) 2017 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2809 Creekview Drive, Nashville, Tennessee 37217**.

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 hand and official seal at office this 18th day of February, 2017.

William Ramirez

Eneida Vasquez

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, William Ramirez and Eneida Vasquez, with whom I am personally acquainted, (or who proved 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, at office, this 18th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 03-10-19

PIPER L. NIEMANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027