WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170022438 DEEDWARR
Recvd: 03/16/17 10:57 2 pgs
Fees:13.00 Taxes:481.00
20170316-0025731

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/7/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Taryn E. Porter	Movement Mortgage LLC	163 11 0D 009.00
(NAME) 2962 Baby Ruth Ln., Unit 9	(NAME) P. O. Box 890964	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Charlotte, NC 28289-5964	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirty Thousand And No/100 Dollars ($130,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James A. Paszalek, an unmarried man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Taryn E. Porter, an unmarried woman**, hereinafter called the Grantee, her 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 Unit No. 9 on the Plan of Hickory Place Townhouses of record in Plat Book 11190, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hickory Place Townhouses, a horizontal property regime established by Master Deed of record in Book 11468, page 921, amended in Book 11479, page 822, Book 11, and re-recorded in Book 11642, page 255, said Register's Office.

Being the same property conveyed to James A. Paszalek by Warranty Deed from Dara M. Carey and Tonya R. Nelson n/k/a Tonya Rene Carey, both unmarried dated November 27, 2002 and recorded November 27, 2002 in Instrument No. 20021127-0147553, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MFR-170686SSO

unimproved ☐

This is improved ☒ property, known as 2962 Baby Ruth Ln., Unit 9, Antioch, TN 37013

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, has 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 our hands this 15th day of March, 2017.

James A. Paszalek

STATE OF TENNESSEE

COUNTY OF **RUTHERFORD**

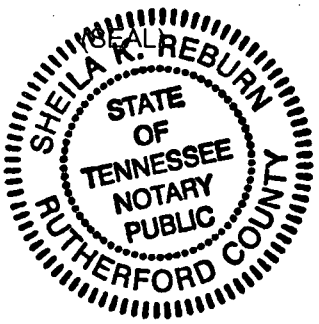
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James A. Paszalek, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2017.

Notary Public

My Commission Expires: 8-19-17

(SEAL)



File Number: MFR-170686SSO