BILL GARRETT, Davidson County
Trans:T20170024433 DEEDWARR
Recvd: 03/22/17 15:14 2 pgs
Fees:13.00 Taxes:1169.20
20170322-0028184

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $316,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of March, 2017.

Notary Public
My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dennis S. Willis Jr. 5221 BEECH RIDGE RD. NASHVILLE, TN 37221	MOVEMENT MORTGAGE 941 SEAHAWK CIRCLE VIRGINIA BEACH, VA 23452	155-15-0A-129.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Ryan Bevens and Joann Bevens, husband and wife** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dennis Stephen. Willis, Jr. 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:

Being Lot No. 129 on the plan of Stonemeade, Section II, of record in Book 7900, Page 525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Bevens and Joann Bevens, husband and wife by Warranty Deed from John E. Moore, IV and wife, Melissa Moore, recorded on the 8th day of October, 2013 in Instrument No. 20131008-0105835, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 5221 Beech Ridge Road, Nashville, TN 37221

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to the GRANTEES who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of March, 2017.

Ryan Bevens

Joann Bevens

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ryan Bevens and Joann Bevens**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21 day of March, 2017.

Notary Public
My Commission expires:
4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019