WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/29/17 08:58 3 pgs
Fees:18.00 Taxes:499.50
20170329-0030309

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES: 12.03.19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jennifer Erin Sorrow	Movement Mortgage, LLC	064120A32800CO
(NAME)	(NAME)	
328 Thunder Place	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT William H. Rice and wife, Monica Rice, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jennifer Erin Sorrow and Diana Gerling, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 328, OF FOX RUN CONDOMINIUMS, SECOND REVISION - PART OF SEC. 2 AND FIRST REVISION - PART OF SEC. 1, AS OF RECORD IN BOOK 6250, PAGE 118, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM H. RICE AND MONICA RICE BY EXECUTOR DEED FROM GORDON R. RICE, DECEASED, DATED NOVEMBER 23, 2015, OF RECORD IN INSTRUMENT NO. 20151123-0118781, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME LAND CONVEYED FROM FOX RUN COMPANY, INC., BY DEED dated Sept 9, 1987, OF RECORD IN DEED BOOK 6081, PAGE 541, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNSSEE. SAID DEEDS BEING CORRECTED BY QUITCLAIM DEED OF CORRECTION OF RECORD IN BOOK 6173, PAGE 508, SAID REGISTER'S OFFICE; TO GORDON R. RICE AND WIFE, KELLEY RICE BY WARRANTY DEED, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN BOOK 7374, PAGE 125, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS 328 THUNDER PLACE, HERMITAGE, TENNESSEE 37076.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 328 Thunder Place Hermitage TN 37076

(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 our hands 03/15/17.

William H. Rice

Monica Rice

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, William H. Rice Monica Rice with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 03/15/17.

Notary Public

My Commission Expires:

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCT 19 2018

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON