Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $299,500.00

Affiant

Subscribed and sworn to before me, this 31st day of March
March 2017.

Notary Public
My commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 03/31/17 15:31 3 pgs
Fees:18.00 Taxes:1108.15
20170331-0031743

Address of New Owner:	Send Tax Bills to:	Tax Information
Jay Noble Bozman, Jr.	Movement Mortgage, LLC	141 05 0A 164.00
1445 Scarcroft Ln.	841 Seahawk Cr.	
Nashville TN 37221	Virginia Beach, VA 23452	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Dustin Tracy and Laura Tracy hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jay Noble Bozman, Jr. and Kelly Ann Bozman, husband and wife, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot. No. 164 on the Plan of Avondale Park, Phase 2, Section 4, of record in Instrument No. 20110208-0011100 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dustin Tracy and Laura Tracy by deed dated September 17, 2014, from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20141008-0093497, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Avondale Park, Phase 2, Section 4, of record in Instrument No. 20110208-0011100, Register's Office for Davidson County, Tennessee. 3) Access Easement Agreement in Instrument No. 20041207-0145662. 4) Transmission Line Easement in Instrument No. 20060110-0003857 5) Order to TVA in Book 4273 Page 280 6) Easement to Harpeth Valley Utilities District in Instrument Nos. 20040204-0013639, 20040204-0013640, 20080818-0084836, 20040204-0013641. 7) Storm Water Detention Agreement in Instrument No.

20060512-0055867 and 20090814-0076610. 8) Inspection & Maintenance Agreement for Private Storm Water Management Facilities in Instrument No. 20071002-0117293. 9) Easement in Book 5738 Page 819, Partial Abandonment of Easement in Instrument No. 20080826-0087638.

This property is improved property known as 1445 Scarcroft Ln., Nashville, Tennessee 37221

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 31st day of March
March, 2017.

Dustin Tracy

Laura Tracy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dustin Tracy and Laura Tracy, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of March
March, 2017.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 09902

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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY