Davidson County DEEDWARR
Recvd: 04/05/17 12:34 2 pgs
Fees:13.00 Taxes:573.50
20170405-0033391

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2017.

Notary Public
MY COMMISSION EXPIRES: 11-3-2020
File No. G17-7767D

RENEE DELAINE GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

GRN- 171355

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Samuel A. Fakunie (NAME)	Movement Mortgage, LLC (NAME)	026-01-80.00
110 East Cedar Street (STREET ADDRESS)	8024 Calvin Hall Rd. (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Indian Land, SC 29707 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Randy K. Cain and Tonya L. Cain, Husband and Wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel A. Fakunie, 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, described as follows, to-wit; Being the Easterly 12 feet of the property conveyed to Uvie C. Kimmel by deed from W.A. Myers, Sr., Executor as of record n Book 2638, page 279, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the Northerly margin of Long Hollow Pike, corner to Freeman, thence North 20 degrees 45 minutes West 163 feet to a point in a rock wall, said point being 2-9 feet West of the corner of a garage, thence with rock wall South 65 degrees 30 minutes West 12 feet; thence South 20 degrees 45 minutes East 163 feet to the Northerly margin of Long Hollow Pike; thence North 68 degrees 45 minutes East 12 feet to the beginning.

BEING the same property conveyed to Randy K. Cain and wife, Tonya L. Cain from Kathryn Hunt and Linda White, Devisee's of the Last Will and Testament of Myrtle A. Freeman, Deceased, by Warranty Deed dated August 20, 2007, as Instrument No. 20070821-0099970, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Randy K. Cain is signed by his duly appointed Attorney-in-fact Tonya L. Cain, pursuant to the Power of Attorney recorded in Instrument # , said Register's Office.

20170405-0033390

This is improved property, known as 110 East Cedar Street, Goodlettsville, TN 37072.

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.

Witness my/our hand(s) this 31st day of March, 2017.

RANDY K. CAIN

By: Randy K. Cain by [signature] March 31, 2017
Tonya L. Cain, Attorney-in-Fact Date

[signature] March 31, 2017
Tonya L. Cain Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Tonya L. Cain, the bargainor(s), with whom I am personally acquainted or 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 and official seal, this 31st day of March, 2017.

My Commission Expires: 3/27/18

[signature]
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tonya L. Cain, Attorney-in-Fact for Randy K. Cain, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31st day of March, 2017.

My Commission Expires: 3/27/18

[signature]
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification
I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

[signature]
Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

[signature]
Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066