WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170033258 DEEDWARR
Recvd: 04/20/17 09:55 3 pgs
Fees:18.00 Taxes:955.16
20170420-0038705

B-VRES-17-72

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,150.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Leah C. Robison	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**119-06-171.00**
72 Jay Street	**Trailing Docs**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Indian Land, SC 29707**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ESTATE OF VIRGINIA SANDBERG,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEAH C. ROBISON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: unmarried

Land in Davidson County, Tennessee, being Lot No. 13, Section 2 on the Plan of Sterling Heights of record in Plat Book 1424, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Virginia M. Sandberg by Warranty deed from Right Mortgage Company of record in Instrument No. 20050726-0087054 Register's Office for Davidson County, Tennessee, dated July 25, 2005 and recorded on July 26, 2005. Virginia M. Sandberg, having since died on 7/29/2016. Christian Dinco, Administrator of the Estate of Virginia M. Sandberg, has the full power to sell and convey the subject property without joinder of any beneficiary as set forth in Docket No. 16P-2114, in the Circuit Court of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 104, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1725, Page 21, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Strom Drainage Easement of record in Book 4168, Page 171, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **72 Jay Street , Nashville, Tennessee 37210**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 14th DAY OF APRIL, 2017.

Estate of Virginia Sandberg

BY: _____ 4-14-17
Christian Dinco
Administrator

STATE OF California

COUNTY OF Riverside

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTIAN DINCO, ADMINISTRATOR of the ESTATE OF VIRGINIA SANDBERG, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of April, 2017.

M. Mendoza
Notary Public
My Commission Expires: Jan. 9, 2021
(SEAL)

SEE
ATTACHED

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)

On April 14, 2017 before me, W. Mendoza, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Christian Dinco
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature W. Mendoza
Signature of Notary Public

W. MENDOZA
COMM. # 2179016
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
COMM. EXPIRES JAN. 9, 2021

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Addendum to Closing Disclosure/Deed
Document Date: 04-14-17 Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Christian Dinco	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☒ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☒ Other: Administrator	☐ Other:
Signer Is Representing:	Signer Is Representing:

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