Davidson County DEEDWARR
Recvd: 06/06/17 09:53 2 pgs
Fees:13.00 Taxes:1387.50
20170606-0056347

GRN - 1727518SO

WARRANTY DEED

Anne Marie Angel
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$375,000.00.**

Affiant

Subscribed and sworn to before me this 11th day of May, 2017.

Notary Public
My Commission expires: 3/8/2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Alicia L. Parker	movement mortgage, LLC	083-01-0-072.00
1017 Granada Avenue	841 Seahawk Circle	
Nashville, TN 37206	Virginia Beach, Virginia 23452	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Douglas A. Brooks** ** **and Pamela B. Simmons**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alicia L Parker, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee: *married ** Single person

Being Lot No. 22 on the plan of W.H. Hyronemus Addition, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 22 fronts 50 feet on the northerly margin of Granada Ave., formerly Bailey Ave., and runs back between parallel lines measuring 168 feet to an alley.

Being the same property conveyed to Douglas A. Brooks and Pamela B. Simmons, from Andy Maloney, as Trustee for The Granada Avenue Trust, by deed on June 8, 2016, of record in Instrument Number 20160621-0063251, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 161, page 174, Register's Office Davidson County, Tennessee.

This is improved property known as: **1017 Granada Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 this May 11, 2017.

Douglas A. Brooks by Pamela B. Simmons as attorney in fact

Douglas A. Brooks
By Pamela B. Simmons, as attorney in fact

Pamela B. Simmons

Pamela B. Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pamela B. Simmons** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 11, 2017

My commission expires 7/6/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Pamela B. Simmons, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Douglas A. Brooks, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Douglas A. Brooks, the bargainor(s), by the said Pamela B. Simmons, as Attorney-in-Fact.

WITNESS my hand and seal, this 11th day of May, 2017.

NOTARY PUBLIC My Commission Expires: 7/6/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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.

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.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY