WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $194,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6th DAY OF JUNE, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 04/06/2020

HILLARY A. PATE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Exp. April 6, 2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC; 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-38078

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Cedric J. Tra	Movement Mortgage, LLC	135-14-0A-224.00-CO
1088 Blue Mountain Lane	8024 Calvin Hall Rd	
Antioch, TN 37013	Indian Land, SC 29707	

Davidson County DEEDWARR
Recvd: 06/09/17 14:46 4 pgs
Fees:23.00 Taxes:717.80
20170609-0058227

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

STEPHEN H. HALVORSON AND WIFE, CAROL D. HALVORSON

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CEDRIC J. TRA, AN UNMARRIED MAN

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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Final Plat of Pinnacle Point Subdivision, Phase Five of record in Plat Book 8250, Page 842 amended in Book 11114, Page 958 and Instrument No. 20020816-0099220, 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 Stephen H. Halvorson and wife, Carol D. Halvorson by Special Warranty deed from SunTrust Bank of record in Instrument No. 20020909-0109142 Register's Office for Davidson County, Tennessee, dated August 29, 2002 and recorded on September 09, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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 8250, Page 842 amended in Book 11114, Page 958 and Instrument No. 20020816-0099220, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7032, Page 730, Book 7032, Page 733, Book 7032, Page 761, with Certificate of Correction Acknowledgement and Oath recorded in Book 7065, page 959; amended in Book 7067, page 739; Book 10097, Page 390 and Instrument No. 20010504-0046047, Register's Office for Davidson County, Tennessee.

Restrictions as contained in Book 6405, page 169, Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants of record in Instrument No. 20010504-0046048, Register's Office for Davidson County, Tennessee.

By-Laws of Pinnacle Point Homeowners Association, Inc. of record in Book 7058, page 234, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of record in Book 7058, page 234, Register's Office for Davidson County, Tennessee.

Easement(s) of record in Book 11201, Page 733; Book 11201, Page 757 and Book 10752, page 463 in the said Register's Office.

Easements set forth in Plat Book 6250, Page 92, Book 6250, Page 93, and Book 6250, Page 94, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7424, Page 953, in the Register's Office for Davidson County, Tennessee.

Deed for Water and/or Sewer Distribution System of record in Book 7097, Page 158, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 8th day of June, 2017.

Stephen H. Halvorson

Carol D. Halvorson

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, STEPHEN H. HALVORSON AND CAROL D. HALVORSON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of June, 2017.

_____

Notary Public

My Commission Expires: _____

File #: 17-3607B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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 San Diego)

On June 8th 2017 *Date* before me, Jenny Selene Fuentes, Notary Public *Here Insert Name and Title of the Officer*

personally appeared Stephen H. Halvorson, Carol D. Halvorson *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.

JENNY SELENE FUENTES
Commission # 2143421
Notary Public - California
San Diego County
My Comm. Expires FEBRUARY 28, 2020

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 Jenny Selene Fuentes *Signature of Notary Public*

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: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	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: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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True Copy Certification

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

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, HILLARY A. PATE, a notary public for this county and state, JUSTIN K. HALL who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04/06/2020

{Notary' Seal}

