WARRANTY DEED

Bill Garrett Davidson County
Batch# 43752 DEEDWARR
01/03/2018 10:29:27 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20180103-0000839

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29TH DAY OF DECEMBER, 2017,

Notary Public

MY COMMISSION EXPIRES: 3/17/2019
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Ernesto Bautista Rodriguez	Movement Mortgage, LLC	161 04 0 029.00
(NAME) 5203 Greenleaf Dr.	(NAME) 824 N Military Hwy	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Norfolk, VA 23502-0000	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Nine Thousand Nine Hundred And No/100 Dollars ($249,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kimberly A. Irvin, married**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Ernesto Bautista Rodriguez and Carina Pena Pena, husband and wife**, 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, being Lot No. 38 on the Plan of Kingswood Park of record in Book 2900, Page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kimberly A. Irvin and husband, Rodney O. Irvin by Warranty Deed from Janice M. Tomlinson Macke and husband, Carl R. Macke dated June 26, 2003 and recorded June 30, 2003 as Instrument No. 20030630-0090069, in said Register's Office for Davidson County, Tennessee. The said Rodney O. Irvin having died April 15, 2010, leaving Kimberly A. Irvin as the surviving tenant by entirety.

The subject property is not and has never been the principal residence of the Grantors spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 5203 Greenleaf Dr., Nashville, TN 37211

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, has 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. 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 29th day of December, 2017

Kimberly A. Irvin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kimberly A. Irvin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2017.

Notary Public

My Commission Expires:
(SEAL) 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

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