WARRANTY DEED

Bill Garrett Davidson County
Batch# 48381 DEEDWARR
01/17/2018 02:22:51 PM 2 pgs
Fees: $13.00 Taxes: $739.63

20180117-0004890

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$199,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
11th DAY OF January,2018
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 050
Christopher Vicari	Movement Mortgage LLC	GROUP 13.0
2141 W. Richmond Hill Drive	841 Seahawk Circle	PARCEL 036.00
Nashville, Tennessee 37207	Virginia Beach, Virginia 23452	

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 hereby acknowledged, we,

Norma Pascual Morales and husband Amado Ortiz Aldana

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Ashley D Vicari and Christopher J Vicari, wife and husband

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 lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 33 on the Plan of Golden Valley Estates, Section One, as shown by plat appearing of record in Plat Book 4175, page 142, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Norma Pascual Morales by deed from Half Way There Inc. A Tennessee Corporation, of record in Instrument No 20151005-0100854, Register's Office for said County, dated September 29, 2015, and Recorded on October 5, 2015.

See also deed of conveyance of record in Instrument No 20180117-0004889, Register's Office for said County.

AMADO ORTIZ ALDANA JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH HE MAY HAVE MARITAL OR OTHERWISE.

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2141 W. Richmond Hill Drive, Nashville, Tennessee 37207.**

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. 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 and official seal at office this 11th day of January, 2018.

Norma Pascual Morales

Amado Ortiz Aldana

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Norma Pascual Morales and Amado Ortiz Aldana, with whom I am personally acquainted, (or who 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, at office, this 11th day of January, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:

Magnolia Title and Escrow
1104 Fatherland St.
Nashville, TN 37206

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027