THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Zabrina Bruce
230 Colonial Ct.
Florence, AL 35633
SEND TAX BILLS TO:
Movement Mortgage
PO Box 890964
Charlotte, NC 282989-5964

Bill Garrett Davidson County
Batch# 79748 **DEEDWARR**
04/11/2018 10:56:21 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20180411-0034082

WARRANTY DEED

(Map 135-08-0A, Parcel 659.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **CAITLIN BANASZAK AND JOEL BANASZAK, wife and husband,** hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ZABRINA CAMILLE BRUCE, an unmarried woman,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Unit No. 659, Tract #19 Site Plan, Nashboro Village Nineteen Condominiums, according to plat and survey of same appearing of record in Book 5200, page 80, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Caitlin Banaszak and Joel Banaszak, wife and husband, by Warranty Deed from Diane E. Rohrer, an unmarried person, dated January 25, 2017, of record in Instrument No. 20170130-0009443, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 5200, page 80; to Restrictive Covenants of record in Master Deed in Book 5333, page 957; to Declaration of Covenants, and Restrictions of record in Record Book 4827, page 14; as supplemented in Book 5469, page 840; to Charter of homeowner's association of record in Book 5344, page 959, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 659 Longhunter Court, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 6 day of April, 2018.

JOEL BANASZAK

CAITLIN BANASZAK

STATE OF NEW HAMPSHIRE)
COUNTY OF MERRIMACK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joel Banaszak and Caitlin Banaszak, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed they foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of April, 2018.

Notary Public

LYNN W. WALKER, Notary Public
State of New Hampshire
My Commission Expires October 26, 2021

My Commission Expires:_____

(SEAL)

LYNN W. WALKER NOTARY PUBLIC NEW HAMPSHIRE

AFFIDAVIT

STATE OF NEW HAMPSHIRE)
COUNTY OF MERRIMACK)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $130,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of April, 2018.

Notary Public

LYNN W. WALKER, Notary Public
State of New Hampshire
My Commission Expires October 26, 2021

My commission expires:

LYNN W. WALKER NOTARY PUBLIC NEW HAMPSHIRE

File No. 20180171