WARRANTY DEED

Karen Johnson Davidson County
Batch# 212948 DEEDWARR
04/02/2019 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20190402-0029757

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22

(AFFIX SEAL)

COUNTY OF DAVIDSON
MELISSA R SHAFFER
STATE OF TENNESSEE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Shannon Forsyth and Stephanie Forsyth	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
(NAME)	(NAME)	
907 N Graycroft Ave.	**Movement Mortgage, LLC**	04203004100
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**8024 Calvin Hall Rd.**	
(CITY) (STATE) (ZIP)	**Indian Land, SC 29707**	
	(CITY) (STATE) (ZIP)	

FOR AND 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, **Hector Arturo Trujano Hernandez, a married man** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shannon Forsyth and Stephanie Forsyth, a married couple,** HEREINAFTER CALLED THE GRANTEE, 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, being Lot NO. 43 on the plan of Primrose Acres of record in Book 2663, Page 107, said Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description .

Being the same property conveyed to Hector ArturoTrujano Hernandez by virtue of that certain Warranty Deed dated April 7, 2006, and being of record at Instrument No. 20060412-0042123 in the Register's Office of Davidson County, Tennessee.

Maria Flores Pereyda joins in this conveyance to transfer any and all marital interest she may have in said property as the spouse of Hector Arturo Trujano Hernandez.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 2859, Page 584, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 907 N Graycroft Ave Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 this 29 day of March, 2019.

Hector Arturo Trujano Hernandez

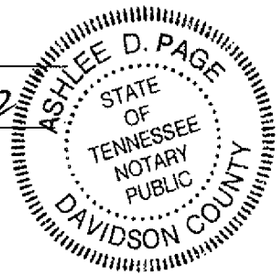
Maria Flores Pereyda

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Hector Arturo Trujano Hernandez and Maria Flores Pereyda** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of March, 2019.

Notary Public
My Commission Expires: 11/8/22



Tennessee Certification of Electronic Document

I, Steven Disser (Signer's Name), 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

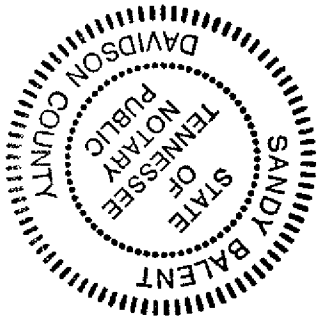
County of Davidson

Personally appeared before me, Sandy Balent (Notary's Name), a notary public for this county and state, Steven Disser (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).