

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Maury

The actual consideration or value, whichever is greater, for this transfer is 164,500.00

Affiant

Subscribed and sworn to before me, this ~~4th~~ 11th day of March, 2013.

Notary Public

My commission expires: 7/22/14

BILL GARRETT, Davidson County
Trans:T20130021316 DEEDWARR
Recvd: 03/15/13 09:39 2 pgs
Fees:13.00 Taxes:608.65
20130315-0025883

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JONATHAN HOWLETT	Movement Mtg LLC	172-08-0-012.00
6018 HAWKDALE DRIVE	841 Seahawk Cr	
NASHVILLE, TN 37211	Virginia Beach, VA 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 ACKNOWLEDGE, WE,

RUBEN CHACON, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JONATHAN D. HOWLETT, UNMARRIED

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 Number 20 on the Plan of Forest Acres Estates, Section One, as of record in Book 3700, page 2, Register's Office for said County.

Said Lot Number 20 fronts 74.19 feet on the easterly line of Hawkdale Drive and runs back between line, 247.10 feet on the northerly line and 250.90 feet on the southerly line to a dead line in the rear on which is measures 153.68 feet.

BEING THE SAME PROPERTY CONVEYED TO RUBEN CHACON, UNMARRIED BY CASH DEED FOR TENNESSEE FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT DATED 07/13/12 AND RECORDED ON 07/25/12 IN INSTRUMENT NO. 20120725-0065261, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 6018 HAWKDALE DRIVE, 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, 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/our hand(s) this 4th day of March, 2013.

RUBEN CHACON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, RUBEN CHACON, the within named Grantors, with whom I am personally acquainted (or 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 4th day of March, 2013.

Notary Public

My Commission Expires: 7-21-13

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON