WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/22/13 15:09 3 pgs
Fees:18.00 Taxes:416.25
20130522-0051936

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $112,500.00.

Travis Treece
Affiant

Subscribed and sworn to me on May 21, 2013.

Lindsey Boswell
NOTARY PUBLIC

My Commission Expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Travis and Ashley Treece 224 Fairway Drive Nashville, TN 37214	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	095-03-0/101.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Estate of Nancy Faye McClure, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Travis D Treece and Ashley W. Treece, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 174, SECTION ONE, MERRY OAKS, as shown on plat of record in Plat Book 1835, Pages 67 and 68, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Nancy F. McClure, an unmarried person by Warranty Deed from Joseph D. Mitchell and wife, Patricia D. Mitchell, recorded on the 12th day of August, 1999 in Deed Book 11617, Page 179, in the Register's Office of Davidson County, Tennessee. Nancy McClure died testate on January 21, 2013, and her will was admitted to probate on February 26, 2013, as Case No. 13P-369, Probate Court for Davidson County, Tennessee. Cathy Young was appointed executrix of the estate.
>
> This property is also known as improved property located at 224 Fairway Drive, Nashville, TN 37214.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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.

Estate of Nancy Faye McClure

Cathy Young, Exe

BY: Cathy Young, Executrix

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Cathy Young, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Executrix of the Estate of Nancy Faye McClure, the within named bargainor, and that she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing for the Estate of Nancy Faye McClure by herself as Executrix.

WITNESS MY HAND AND OFFICIAL SEAL, this the 21 day of MAY, 2013.



Lindsey Boswell

NOTARY PUBLIC

My Commission Expires: 8/23/14

CERTIFICATE OF AUTHENTICITY

I, John Cobb Rochford 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.

John Cobb Rochford

State of Tennessee
County of Davidson

Personally appeared before me, Lindsey G. Boswell, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 8/23/14