WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130045261 DEEDWARR
Recvd: 05/31/13 08:45 2 pgs
Fees: 13.00 Taxes: 832.50
20130531-0054768

R-RP-13-7901

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF May 2013.

Notary Public

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John S. Lewis	Movement Mtg LLC (NAME)	
7901 Oakfield Grove (ADDRESS)	841 Seahawk Cir (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Virginia Beach VA 23464 (CITY) (STATE) (ZIP)	181-10-0A-256.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we JASON HAMMOND AND JULIE HAMMOND, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOHN S. LEWIS AND L. CAROLINE LEWIS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 829 ON THE PLAN OF AUTUMN OAKS SUBDIVISION, PHASE EIGHT OF RECORD IN INSTRUMENT NUMBER 20050906-0106510, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JASON HAMMOND AND WIFE, JULIE HAMMOND BY DEED FROM DAVID M. GRAHAM AND WIFE, CHRISTINA L. GRAHAM OF RECORD AT INSTRUMENT NO. 20110531-0040995, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 20, 2011 AND RECORDED ON MAY 31, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20050906-0106510; INSTRUMENT NUMBER 200109120099443, INSTRUMENT NO. 200305130064238, INSTRUMENT NO. 20100414-0028160, AMENDED IN INSTRUMENT NO. 20101206-0096935; BOOK 6968, PAGE 30, BOOK 6704, PAGE 397 AND BOOK 6704, PAGE 405; INSTRUMENT NO. 200109120099442; PLAT BOOK 6900, PAGE 786; BOOK 4240, PAGE 667, BOOK 2245, PAGE 271 AND BOOK 6968, BOOK 25; BOOK 7760, PAGE 970, INSTRUMENT NO. 20040128-0010895 AND INSTRUMENT NO. 20050222-0018903; BOOK 9343, PAGE 196 AND BOOK 9343, PAGE 199; BOOK 261, PAGE 284 AND BOOK 6704, PAGE 397; BOOK 3376, PAGE 239; BOOK 475, PAGE 547, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 7901 Oakfield Grove, Brentwood, Tennessee 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 23rd day of May, 2013.

Jason Hammond

Julie Hammond

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Hammond and Julie Hammond, the within named bargainor, 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 and official seal, this the 23rd day of May, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903