Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130045261 DEEDWARR
Recvd: 05/31/13 08:52 2 pgs
Fees: 13.00 Taxes: 2131.20
20130531-0054775

R-VRES-13-216A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $576,000.00

M.J. Rut
Affiant

Subscribed and sworn to before me, this 28th DAY OF, May, 2013.

M L Hickernell
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
James Michael Rutherford	Movement Mtg LLC (NAME)	
216A 38th Avenue North (ADDRESS)	841 Seahawk Cir (ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Virginia Beach VA 23245 (CITY) (STATE) (ZIP)	104-01-0-045.00

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 LVH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, FKA LITTLE VILLAGE HOMES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES MICHAEL RUTHERFORD AND TAMARA W. RUTHERFORD, 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 NOS. 133 ON THE PLAN OF PART OF WEST GROVE SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 109, 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 A PART OF THE SAME PROPERTY CONVEYED TO LITTLE VILLAGE HOMES, LLC BY DEED FROM WILLIE DEE ANDREWS ELLIS, UNMARRIED OF RECORD AT INSTRUMENT NO. 20120717-0062616, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 12, 2012 AND RECORDED ON JULY 17, 2012.BEING THE SAME PROPERTY CONVEYED TO BUNAR C. ELLIS AND WIFE, WILLIE DEE ELLIS, BY DEED FROM ELLIOT G. JACOBS AND WIFE, MARJORIE M. JACOBS OF RECORD IN BOOK 4364, PAGE 455 AND RE-RECORDED IN BOOK 4411, PAGE 520, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 26, 1969, THE SAID BUNAR C. ELLIS CONVEYING HIS ONE-HALF UNDIVIDED INTEREST UNTO MICHAEL F. MONDELLI, TRUSTEE AND FOR THE EXPRESS PURPOSE OF CARRYING OUT THE INTENT OF THE CONVEYANCE, CONVEYS TO WILLIE DEE ANDREWS ELLIS, UNMARRIED BY QUITCLAIM DEED OF RECORD IN BOOK 4909, PAGE 663, DATED JUNE 11, 1974 AND FURTHER WILLIE DEE ANDREWS ELLIS, UNMARRIED CONVEYED UNTO WILLIE DEED ANDREWS ELLIS, UNMARRIED BY QUITCLAIM DEED TO OBTAIN NEW MAP AND PARCELS FOR EACH LOT OF RECORD IN INSTRUMENT NO. 20120430-0036922 (LOT 133) DATED APRIL 26, 2012.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 109, 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 216A 38th Avenue North, Nashville, Tennessee 37209
(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 28th day of May, 2013.

LVH, LLC, a Tennessee limited liability company

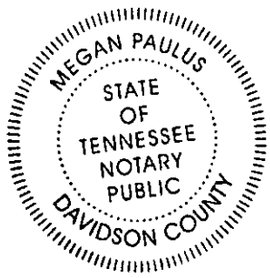
BY: _____
Mark Deutschmann, President

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared MARK DEUTSCHMANN to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PRESIDENT of LVH, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of May, 2013.

_____
Notary Public
My Commission Expires: 1-9-16



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