Return to: John T. Cook, P.C.

File # 24742-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045716 DEEDWARR
Recvd: 06/03/13 09:35 2 pgs
Fees:13.00 Taxes:517.63
20130603-0055421

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $139,900.00

Maria I Ramirez
Affiant

Subscribed and sworn to before me, this the 30th day of May, 2013.

JOHN T. COOK NOTARY PUBLIC OF TENNESSEE WILLIAMSON COUNTY

Notary Public

My commission expires: 2/13/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maria I. Ramirez	**Movement Mortgage, LLC**	**Map 150-14-0-C, Parcel 010.00CO**
3161 Shady Tree Lane	**841 Seahawk Circle**	
Antioch, TN 37013	**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 ACKNOWLEDGED, WE,

Craighead Development, LLC, a Tennessee limited liability company

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

Maria I. Ramirez

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 No. 263 on the Final Plat of Fawn Crossing (formerly Moss), Cluster Lot Subdivision, Section One, a Planned Unit Development, as of record in Instrument No. 20070911-0108856 and Certificate of Correction in Instrument No. 20070917-0111418, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company, by Special Warranty Deed dated April 4, 2011, from Avenue Bank, of record in Instrument No. 20110408-0027415, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20080325-0030024, and all other recorded easements of record in said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **3161 Shady Tree Lane, Antioch, TN 37013**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 30th day of May, 2013.

Craighead Development, LLC, a Tennessee limited liability company

By: Carl A Neuhoff

Carl A. Neuhoff, Jr. Assistant Chief Manager

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Carl A. Neuhoff, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Assistant Chief Manager** of **Craighead Development, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Carl A. Neuhoff, Jr.** as **Assistant Chief Manager.**

Witness my hand, at office at Nashville, Tennessee, this **30th** day of **May, 2013.**

Notary Public

My Commission Expires: 1/6/14

