WARRANTY DEED

G-BR-13-01305

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $462,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Kelly Merrell	Movement Mortgage, LLC	
1305 Eastland Avenue (ADDRESS)	841 Seahawk Circle (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	08305027400

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, we JOHN BRANNON SEGROVES AND ASHLEY B. SEGROVES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY MERRELL AND WIFE, GENA SEREY, 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. 30 AND THE EASTERLY 20 FEET OF LOT NO. 29, ON THE PLAN OF EDGEWOOD, E. T. BROWN'S SUBDIVISION OF THE BRANSFORD PLACE, OF RECORD IN BOOK 332, PAGE 73, REGISTER'S OFFICE FOR SAID COUNTY.SAID LOT NO. 30 AND THE EASTERLY PART OF LOT NO. 29 ADJOIN AND FRONT TOGETHER 75 FEET ON THE NORTHERLY MARGIN OF EASTLAND AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 160 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JOHN BRANNON SEGROVES AND WIFE, ASHLEY B. SEGROVES BY WARRANTY DEED FROM ROBERT D. YOUNG AND TIMOTHY M. KENEFICK, RECORDED ON THE 26TH DAY OF JANUARY, 2001 IN INSTRUMENT NO. 20010126-0008212, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 332, PAGE 73, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1305 Eastland Avenue, Nashville, Tennessee 37206
(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.

BILL GARRETT, Davidson County
Trans:T20130047592 DEEDWARR
Recvd: 06/07/13 09:12 2 pgs
Fees:13.00 Taxes:1709.40
20130607-0057920

Witness my/our hand(s) this 31st day of May, 2013.

John Brannon Segroves

Ashley B. Segroves

STATE OF Tennessee
COUNTY OF Davidson

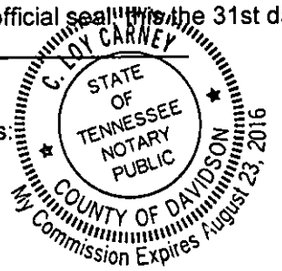
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Brannon Segroves and Ashley B. Segroves, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 31st day of May, 2013.

Notary Public

My Commission Expires:

(SEAL)



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