WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner (FB)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 6/23/16
(AFFIX SEAL)

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

G-VRES-13-1612

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David B. Fant (NAME)	Movement Mortgage, LLC (NAME)	
1612 Sharpe Avenue (ADDRESS)	841 Seahawk Circle (ADDRESS)	**83-2-156.00**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Virginia Beach, Virginia 23452 (CITY) (STATE) (ZIP)	

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 **KENNETH J. GIESE, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID B. FANT, A SINGLE PERSON,** 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 PART OF LOT NO. 12 ON THE MAP OF WEAKLEY HOME PLACE, OF RECORD IN BOOK 161, PAGE 131, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF WEAKLEY AVENUE 143.6 FEET, MORE OR LESS, WEST OF THE WESTERLY MARGIN OF CHAPEL STREET OR LINDSLEY AVENUE, BEING THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO J.D. EUBANK, BY DEED OF RECORD IN BOOK 1115, PAGE 288, SAID REGISTER'S OFFICE; THENCE ALONG EUBANK'S WESTERLY LINE SOUTHERLY 144.6 FEET TO A POINT AT THE CORNER OF THE PROPERTY CONVEYED TO H.L. VANTREASE BY DEED OF RECORD IN BOOK 1005, PAGE 570, SAID REGISTER'S OFFICE; THENCE, ALONG VANTREASE'S WESTERLY LINE AND ALONG THE WESTERLY LINE OF THE PROPERTY CONVEYED TO HARRY G. NICHOL, BY DEED OF RECORD IN BOOK 672, PAGE 299, SAID REGISTER'S OFFICE; SOUTHERLY 59 FEET TO A POINT AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO MYERS Y. COOPER COMPANY, BY DEED OF RECORD IN BOOK 936, PAGE 127; THENCE, SOUTHERLY ALONG SAID COOPER'S WESTERLY LINE 59 FEET TO A POINT IN THE LINE BETWEEN LOTS NOS. 12 AND 14; THENCE, WITH THE LINE BETWEEN SAID LOTS, WESTERLY 100.3 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO ALBERT M. PRIMM, BY DEED OF RECORD IN BOOK 796, PAGE 211; THENCE, WITH PRIMM'S EASTERLY LINE, NORTHERLY 260 FEET, MORE OR LESS TO THE SOUTHERLY MARGIN OF WEAKLEY AVENUE; THENCE WITH THE MARGIN OF THE SAME EASTERLY 50 FEET, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KENNETH J. GIESE, A SINGLE PERSON BY WARRANTY DEED FROM PATRICIA A. ALLEN, UNMARRIED, RECORDED ON THE 8TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20051108-0135087, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 161, PAGE 131 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1612 Sharpe Avenue Nashville, Tennessee 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20130064335 DEEDWARR
Recvd: 07/29/13 09:30 2 pgs
Fees:13.00 Taxes:765.90
20130729-0078300

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 22nd day of July, 2013.

Kenneth J. Giese by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KENNETH J. GIESE and who acknowledged he executed the same as the free act and deed of the said KENNETH J. GIESE.

Witness my hand and official seal, this the 22nd day of July, 2013.

Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212