BILL GARRETT, Davidson County
Trans:T20130067154 DEEDWARR
Recvd: 08/06/13 08:40 2 pgs
Fees:13.00 Taxes:691.90

20130806-0081950

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Sheila Avery
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2013.

THERESA SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 11/5/2014
(AFFIX SEAL)

G-VRES-13-1350-323

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)
Christina R. Desnoyers (NAME)	**Movement Mortgage, LLC.** (NAME)	
1350 Rosa L Parks Blvd #323 (ADDRESS)	**841 Seahawk Circle** (ADDRESS)	**81-12-B-494.00CO**
Nashville, TN 37208 (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 **SUSAN C. MILLARD, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTINA R. DESNOYERS, A SINGLE WOMAN AND MARIE ASTRID DESNOYERS, A MARRIED WOMAN, AS JOINT TENANTS WITH THE RIGHTS OF SURVIVORSHIP,** 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 UNIT 323, WERTHAN LOFTS IV CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT 20070117-0006776, AMENDED IN INSTRUMENT NOS. 20071220-0146056, 20080118-0006036, 20080211-0013846, 20110609-0044280, 20110539-0053571 AND 20120723-0064381, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED FROM WERTHAN IV, LLC BY WARRANTY DEED TO SUSAN C. MILLARD, UNMARRIED, RECORDED ON THE 8TH DAY OF APRIL, 2008 IN INSTRUMENT NO. 20080408-0035522, 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 WERTHAN LOFTS OF RECORD IN INSTRUMENT NO. 20070103-0001325; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 9183, PAGE 130 AND BOOK 11625, PAGE 280; INSTRUMENT NO. 20020425-0051069; AGREEMENT OF RECORD IN INSTRUMENT NO. 20090526-0048069 AMENDED IN INSTRUMENT NO. 20130222-0018099; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20031027-0157822 AND INSTRUMENT NO. 20080111-0003459; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20031023-0157113 , AS AMENDED BY INSTRUMENT(S) OF RECORD IN INSTRUMENT NOS. 20040521-0059936, 20040712-0082926, 20050202-0012489, 20051230-0156950, 20060901-0108138, 20070117-0006776 AND 20071220-0146056, CORRECTED AT INSTRUMENT NO. 20080118-0006036, AMENDED AT INSTRUMENT NOS. 20080211-0013846, 20110609-0044280, 20110713-0053571 AND 20120723-0064381; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20031023-0157114, 20070906-0106750, 20080117-0005376, 20120831-0078863, 20120831-0079083, 20061113-0139884, 20061113-0139906, 20050202-0012494; BOOK 4718, PAGE 619, BOOK 175, PAGE 137, BOOK 1291, PAGE 593 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **1350 Rosa L Parks Blvd #323 Nashville, Tennessee 37208**
(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 31st day of July, 2013.

Susan C. Millard

STATE OF Tennessee
COUNTY OF Davidson

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

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

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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