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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13070173**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $248,600.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2013. Notary Public My Commission Expires: 5/8/17

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TN

BILL GARRETT, Davidson County
Trans: T20130076941 DEEDWARR
Recvd: 09/05/13 11:21 2 pgs
Fees: 13.00 Taxes: 919.45
20130905-0093773

WARRANTY DEED

Address New Owner: Rusty Lewis and Kylie Lewis 6820 Sunnywood Dr Nashville TN 37211	Send Tax Bills To: Movement Mortgage, LLC. 841 Seahawk Circle Virginia Beach, VA 23452	Tax Information: Tax Parcel ID No. 181-01-0A-031.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kelly Brown Derrick, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rusty Lewis and Kylie Lewis, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 34, SECTION 1, SUGAR VALLEY, as shown on plat of record in Plat Book 9700, Page 374, amended in Plat Book 9700, Pages 709-711, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Patrick Brown to Kelly Brown as recorded on the 17th day of June, 2008 in Instrument No. 20080617-0062133 and Warranty Deed from Roger W. Gore, unmarried to Kelly Brown and husband, Patrick Brown as recorded on the 11th day of December, 2006 in Instrument No. 20061211-0152415, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, SUGAR VALLEY, as recorded in Plat Book 9700, Page(s) 374 and amended in Plat Book 9700, Pages 709, 710 and 711.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11069, Page 14.

Terms and provisions of by-Laws recorded in Book 11069, Page 24.

Charter of Sugar Valley Homeowners Association, Inc. recorded in Book 11069, Page 6.

Easement for Entrance Wall, recorded in Instrument No. 20040205-0014018.

Deed to Homeowners Association for Open Space or Common Area recorded at Instrument No. 20000425-0041128.

This is improved property located at 6820 Sunnywood Dr Nashville TN 37211.

Bryan Derrick, husband of Kelly Brown Derrick, joins in this instrument for the purposes of conveying any and all interest, marital or otherwise, in said property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2013.

Kelly Brown Derrick

Bryan Derrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly Brown Derrick and Bryan Derrick, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2013.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014