BILL GARRETT, Davidson County
Trans:T20130085358 DEEDWARR
Recvd: 10/02/13 15:59 2 pgs
Fees:13.00 Taxes:470.77
20131002-0103706

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,235.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 30TH DAY OF SEPTEMBER, 2013.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William E. Grones, unmarried and Bradley C. Hanson, unmarried	Movement Mortgage, LLC (NAME)	02900015900
3641 Forte Road (ADDRESS)	841 Seahawk Circle (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Martha H. Demonbreun, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William E. Grones, unmarried and Bradley C. Hanson, unmarried, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH, FORMERLY 24TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY C. J. CARREY, MARCH 23, 1951, DESCRIBED AS

BEGINNING AT A 12" SASSAFRAS OR THE WEST SIDE OF THE JOHN FORTE TRACT; RUNNING NORTH 1° 30' EAST 300 FEET TO A STAKE IN THE FIELD , THENCE TURNING NORTH 88° 30' WEST 290.4 FEET TO A STAKE IN THE FIELD WHICH IS THE NORTHWEST CORNER; THENCE SOUTH 1° 30' WEST 300 FEET TO A STAKE IN DUGGER'S NORTH BOUNDARY LINE; THENCE WITH DUGGER'S NORTH BOUNDARY LIRE 290.4 FEET TO THE BEGINNING, CONTAINING 2 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BRADFORD DEMONBREUN, JR. AND WIFE, MARTHA H. DEMONBREUN BY WARRANTY DEED FROM WILLIAM DOUGLAS BARFIELD AND WIFE, RUTHIE LEE BARFIELD, IN BOOK 4162, PAGE 976, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID BRADFORD DEMONBREUN, JR. HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3641 Forte Road, Joelton, TN 37080
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 my/our hand(s) this 30th day of September, 2013.

WARRANTY DEED
(Continued)

Martha H. Demonbreun

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martha H. Demobreun, unmarried, the herein bargainor(s), 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 30th day of September, 2013.

Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072