BILL GARRETT, Davidson County
Trans:T20130086798 DEEDWARR
Recvd: 10/08/13 08:22 2 pgs
Fees:13.00 Taxes:525.40
20131008-0105374

1

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52922
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sean P. Shaw 4400 Illinois Avenue Nashville, TN 37209	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452

TAX MAP-PARCEL NUMBERS: 09108022600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$142,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Mark Hayes, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Sean P. Shaw hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A. on the Plan of Illinois Cottages, shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130904-0093265, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark Hayes by deed from William D. Longworth and wife, Judy L. Longworth, dated June 13, 2013, recorded June 14, 2003 in Instrument No. 20130614-0061132, Register's Office for Davidson County, Tennessee.

Subject property is not now, and never has been, the residence of the grantor herein, nor any spouse or assigns.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate shown as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130904-0093265, Register's Office for said County, to which plan reference is hereby made for a more complete description., The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20130904-0093265, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 4400 Illinois Avenue, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of September, 2013.

Mark Hayes

State of TENNESSEE
County of DAVIDSON

On this 27th day of September, 2013 , before me the undersigned authority, personally appeared Mark Hayes , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of TENNESSEE
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $142,000.00

Affiant

Sworn and subscribed before me this the 27th day of September, 2013

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

Notary Public