BILL GARRETT, Davidson County
Trans:T20130087550 DEEDWARR
Recvd: 10/09/13 14:56 2 pgs
Fees:13.00 Taxes:506.90

20131009-0106207

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

Subscribed and sworn to before me, this 8th day of October, 2013.

Notary Public
My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

03-1309-38061

Address of New Owner:	Send Tax Bills to:	Tax Information
Travis Terrell	Movement Mortgage, LLC	071-08-0-203.00
523 Wesley Avenue	841 Seahawk Circle	
Nashville TN 37207	Virginia Beach, VA 23452	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jimmy Parra-Alvarado, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Travis Terrell, unmarried and Tina Ann Terrell, unmarried,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 74, on the Plan of Joywood Heights, Section One, of record in Book 1130, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lakeisha D. Rivers, unmarried by Warranty Deed from Solution Home Buyers, Inc., dated May 31, 2006, recorded June 19, 2006, of record in Instrument No. 20060619-0072829, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Bank of New York Mellon Trust Company, National Association, fka The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006-RZ3 by Substitute Trustee's Deed from MCC TN, LLC, as Substitute Trustee, dated October 25, 2012, recorded October 29, 2012, of record in Instrument No. 20121029-0098899, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jimmy Parra-Alvarado by Special Warranty Deed from The Bank of New York Mellon Trust Company, National Association, FKA The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank N.A., as Trustee for RAMP 2006-RZ3, dated January 29, 2013, recorded February 13, 2013, of record in Instrument No. 20130213-0014867, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 523 Wesley Avenue, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 8th day of October, 2013.

Jimmy Parra-Alvarado

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jimmy Parra-Alvarado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of October, 2013.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.