THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400.
Nashville, TN. 37203
(615) 921-8684

File No. R131722

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26thj DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Travis H. Backs & Jo Carla Kirby-Backs	Movement Mortgage, LLC	MAP
320 Old Hickory Blvd.#2404	841 Seahawk Circle	PARCEL 128-12-0-A-130.00CO
Nashville, TN 37221	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alexander F. Vincent, Jr. and wife, Melody S. Vincent**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis H. Backs and Jo Carla Kirby-Backs, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 130, Building No. 24, of Eagle Ridge at The Reserve, Section 11, Phase 1B, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Eagle Ridge at the Reserve of record in Instrument Number 20011011-0110875 as corrected in Instrument No. 20051129-0143344, and Supplemented and Amended by Supplement and Amendment No. 25 to the Master Deed, of record in Instrument No. 20030108-0003698, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Alexander F. Vincent, Jr. and wife, Melody S. Vincent by Warranty Deed from Brian T. Rouse and Armand F. Rouse and wife, Carrol B. Rouse of record at Instrument No. 20070612-0070351, Register's Office for Davidson County, Tennessee, dated June 08, 2007 and recorded on June 12, 2007.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **320 Old Hickory Blvd.#2404, Nashville, TN 37221.**

BILL GARRETT, Davidson County
Trans:T20130101468 DEEDWARR
Recvd: 12/03/13 13:58 2 pgs
Fees:13.00 Taxes:710.40

20131203-0123084

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 our hand(s) this the 26th day of November, 2013.

Alexander F. Vincent, Jr.

Alexander F. Vincent, Jr.

Melody S. Vincent

Melody S. Vincent

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alexander F. Vincent, Jr.** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of November, 2013.

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission expires: March 8, 2016

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal this the 26th day of November, 2013.

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission expires: March 8, 2016

Notary Public