Warranty Deed

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20140004358 DEEDWARR
Recvd: 01/21/14 10:48 2 pgs
Fees: 13.00 Taxes: 1295.00
20140121-0005390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this the 15th day of January, 2014.

Notary Public

My commission expires: January 9, 2016

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nathaniel Greene Amanda Greene	Movement Mortgage LLC	
506 S. 9th Street	841 Seahawk Circle	093-04-0-060.00
Nashville, TN 37206	Virginia Beach, VA 23452	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JERRY EARWOOD, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATHANIEL GREENE AND AMANDA GREENE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 4 on the Plan of G.N. Tillman's Subdivision of certain Lots 256, 257, 258 and 259 in Williams' 2nd Addition to Edgefield, now East Nashville of record in Plat Book 57, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerry Earwood, a married man by Quitclaim Deed from Nashville Rehabbers, LLC, a Tennessee Limited Liability Company of record at Instrument No. 20131105-0114863, Register's Office for Davidson County, Tennessee, dated November 05, 2013 and recorded on November 05, 2013.

Being the same property conveyed to Nashville Rehabbers, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jeff L. Flowers and Rhonda M. Flowers, husband and wife of record at Instrument No. 20130521-0051084, Register's Office for Davidson County, Tennessee, dated May 17, 2013 and recorded on May 21, 2013.

Being a portion of the same property conveyed to Jeff L. Flowers and Rhonda M. Flowers, husband and wife by Warranty Deed from Anita D. Smith, unmarried of record at Instrument No. 20120906-0080791, Register's Office for Davidson County, Tennessee, dated September 04, 2012 and recorded on September 06, 2012.

Being a portion of the same property conveyed to Anita D. Smith by Special Warranty Deed from Ford Consumer Finance Company, Inc., of record in Book 10688, Page 837, Register's Office for Davidson County, Tennessee, dated November 13, 1997 and recorded on November 19, 1997.

** Neither Grantor, nor Grantor's spouse, Linda Earwood, ever resided in the above-described real property.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 506 S. 9th Street, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of January, 2014.

Jerry Earwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry Earwood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of January, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY