THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Ann Doty
121 Rockglen Court
Antioch, TN 37013
SEND TAX BILLS TO:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

BILL GARRETT, Davidson County
Trans:T20140009520 DEEDWARR
Recvd: 02/10/14 14:10 2 pgs
Fees:13.00 Taxes:599.40
20140210-0011656

WARRANTY DEED
(Map 164-10-OA-007.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **MIKE MEKHAIL, married**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **ANN DOTY and husband, LAMONT DOTY**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being all of Lot No. 7, Village One, Summerfield, according to plat and survey of same appearing of record in Instrument No. 20000211-0014170, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Mike Mekhail, a married man, by Special Warranty Deed from Secretary of Veterans Affairs, dated November 13, 2013, of record in Instrument No. 20131120-0119460, in the Register's Office of Davidson County, Tennessee. Said property was previously conveyed to Secretary of Veterans Affairs by Trustee's Deed dated June 20, 2013, of record in Instrument 20130624-0064756, and to Kenneth C. Harbert and wife, Shirlene Harbert by Warranty Deed dated June 29, 2001, of record in Instrument 20010706-0072529, both in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 20000211-0014170; restrictive covenants of record in Book 11588, Page 484, Book 11669, page 376, Instruments 20010308-0021946 and 20010504-0046260; homeowner's association charter of record in Book 11648, page 660 and Instrument 20010326-0028531; homeowner's association By-Laws of record in Book 11648, page 662 and Instrument 20010504-0046261; storm water detention agreement of record in Instrument 20000113-0004777; sewer easement of record in Instrument 20000809-0079074; Tennessee Telephone Company easement of record in Instrument 20000824-0083643; sanitary sewer easements of record in Instruments 20000913-0091248, 20000913-0091249, 20000804-0077639, and 20000913-0091247, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 121 Rockglen Court, Antioch, TN 37013.

Said property is not now, nor has it ever been, the marital residence of the Grantor.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantees.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 6th day of February, 2014.

MIKE MEKHAIL

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

Witness my hand and official seal, this the 6th day of February, 2014.

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

Notary Public

My Commission Expires: 3-19-17

(SEAL)

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $162,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 6th day of February, 2014.

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

Notary Public

My commission expires: 3-19-17

File No. 20140014