BILL GARRETT, Davidson County
Trans:T20140021092 DEEDWARR
Recvd: 03/31/14 08:32 3 pgs
Fees:18.00 Taxes:390.39
20140331-0025963

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of March, 2014, by and between Kevin B Bledsoe, unmarried, party of the first part, and Davy B Connell, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

SEE ATTACHED EXHIBIT A

Being all or part of the same property conveyed to Kevin B. Bledsoe by virtue of that certain Special Warranty Deed dated May 4, 2010, at Instrument No. 20100617-0047153 and Affidavit at Instrument No. 20100721-0056997 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Kevin B. Bledsoe
Kevin B Bledsoe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Kevin B Bledsoe, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of March, 2014.

Cari Allen
Notary Public

My Commission Expires: 9-11-17

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

Property Owner & Address:	Davy B Connell 624 Larkin Springs Road Madison, TN 37115
Tax Parcel No	05207002700 and 05207002600
Property Address:	624 Larkin Springs Rd Madison, TN 37115
MAIL TAX BILLS TO:	Movement Mortgage LLC 841 Seahawk Circle, **Virginia Beach, VA 23452**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

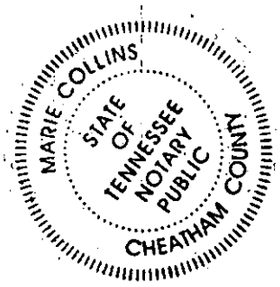
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $105,511.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Kirsta L Highsmith
AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of March, 2014.

Marie Collins
Notary Public Marie Collins

My Commission Expires: 12-15-15



"EXHIBIT A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being the southerly portion of Lot No. 32, Block "A", on the plan of Home Acres (Revised) by Blanchard and Parrish Engineers, and more fully described according to an August 29, 1979, Survey by John B. Kohl, III, Tennessee Registered Surveyor No. 100, as follows:

Beginning at a point on the westerly margin of Larkin Springs Road located northwardly 275.0 feet, more or less, from the northerly margin of Neely's Bend Road, said point also being the common corner of Lots Nos. 1 and 32 of said subdivision; thence, with the line between Lot No. 32 and Lots Nos. 1, 2, 3, and 4, northwestwardly 335.0 feet, more or less, to the southeasterly corner of Lot no. 10; thence with the line between Lots Nos. 10 and 32, northwardly 76.0 feet to the common rear corner of Lots Nos. 32 and 31; thence, with the line between said Lots, eastwardly 114.5 feet to a point; thence, with a new line, southeastwardly 213.0 feet to a point on the westerly margin of Larkin Springs Road; thence, with said margin, southwardly 142.6 feet to the point of beginning.

Tract 2:
Being the northerly portion of Lot no. 32, Block "A":, on the Plan of Home Acres (Revised) by Blanchard and Parrish, Engineers, and more specifically described as follows:

Beginning at a point in the westerly margin of Larkin Springs Road, said point being the northeasterly corner of a tract conveyed to Maurice Early, et. ux., of record in Book 5500, Page 228 Register's Office for Davidson County, Tennessee, and said point being northwardly 417.60 feet, more or less from the northerly margin of Neely's Bend Road, thence northwestwardly 213.0 feet to a point in the line between Lot 31 and Lot 32; thence with the line of Lot 31, eastwardly 209.5 feet to a point in the westerly margin of Larkin Springs Road, thence with said margin of Larkin Springs Road southwardly 45 feet to the point of beginning.

**LESS AND EXCEPT TO PROPERTY CONVEYED IN BOOK 11693, PAGE 670 IN THE SAID REGISTER'S OFFICE.