# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140026493 DEEDWARR
Recvd: 04/21/14 09:28 2 pgs
Fees:13.00 Taxes:425.50
20140421-0032668

JANE GRAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/16/14

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Daniel F. Brown | Movement Mortgage, LLC | 15008011500 |
| (NAME) | (NAME) | |
| 3509 Dove Creek Road | 841 Seahawk Circle | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Virginia Beach, VA 23452 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Melvin Ray Sr., unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Daniel F. Brown, an unmarried man, 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:

Land in Davidson County, Tennessee, being Lot 413, PUD, PHASE I, SOMERSET, FORMERLY TOWN VILLAGE OF THE COUNTRY, SECTION SIX, as shown on plat of record in Plat Book 6900, Pages 690 and 691, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melvin Ray, unmarried by Warranty Deed from Janice C. Austin Thompson and Roy Thompson, wife and husband, recorded on the 13th day of April, 2005 in Instrument No. 20050413-0041366, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 3509 Dove Creek Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of April, 2014.

Mélvin Ray Sr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 15th day of April, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melvin Ray Sr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
12-27-15

Notary Public,