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

File No. R14 1206

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1206

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Arnaurdys J. Rosello 721 Aventura Drive Mount Juliet, TN 37122	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	174-11-OA-189.00 CO

BILL GARRETT, Davidson County
Trans:T20140028877 DEEDWARR
Recvd: 04/28/14 14:54 2 pgs
Fees:13.00 Taxes:717.43
20140428-0035637

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $193,900.00

Arnaudys J Rosello
Affiant

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

Subscribed and sworn to before me, this the 25th day of April, 2014.

Notary Public

My Commission Expires: 12/21/2015
(Affix Seal)

WARRANTY DEED

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 which is hereby acknowledged **ASM Partners, LLC, a Tennessee limited liability company, ("Grantor"),** has bargained and sold, and does hereby bargain, sell, transfer and convey unto **Arnaudys J. Rosello and Jaimy Aquino, as Joint Tenants, ("Grantee"),** and Grantee's successors and assigns, certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Land in Davidson County, Tennessee, being all of Lot No. 25, on the plan of the First Revision of Cane Ridge Farms, Phase One, Section Two, according to survey and plat of same appearing of record in Instrument No. 20020712-0084135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a portion of the property conveyed to ASM Partners, LLC, a Tennessee limited liability company by Quitclaim Deed from Alireza Sheibani Madraji, dated August 14, 2013, recorded August 15, 2013, of record in Instrument No. 20130815-0085982, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1448 Ohara Drive, Cane Ridge, TN 37013**

This conveyance is made subject to: (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTOR paying its prorated share thereof to GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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, its heirs, successors and assigns forever. And we do covenant with the GRANTEE 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 Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through the GRANTOR.

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

WITNESS our hands on the **25th** day of **April, 2014**.

ASM Partners, LLC

By: _____
Javad Salimi, Its Authorized Signor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Javad Salimi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Authorized Signor** of **ASM Partners, LLC,** the within named bargainor, a Tennessee limited liability company, and that he as such **Authorized Signor**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as **Authorized Signor**.

Witness my hand and Official Seal this the **25th** day of **April, 2014**.

_____
Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 12/21/2015