Davidson County DEEDWARR
Recvd: 05/02/14 09:08 3 pgs
Fees:18.00 Taxes:277.50
20140502-0037142

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0164HV

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2014.

Notary Public
Commission Expires: 5/23/16

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

RETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-2045

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kenneth Freels 2011 Manchester Avenue Nashville, TN 37218	Movement Mortgage, LLC 811 Seahawk Cir. Virginia Beach, VA 23452	069-16-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Michelle L. Hooven, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Freels, 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:

BEING a lot 50 feet front on the westerly side of Manchester Avenue and running back between parallel lines 150 feet to a dead line, on which there is a house known as No. 2011 Manchester Avenue. Said lot is bounded on the north by the property of H. L. Gunter and wife, and on the south by property known as J. R. Rottro, and wife.

BEING the same property conveyed to Michelle L. Hooven by Warranty Deed from Kristi Leigh Bass and husband, Nathan Leon Bass, dated 7/21/06 and recorded 8/1/06 in Instrument Number 20060801-0093193, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2011 Manchester Avenue, Nashville, TN 37218.

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

Dated this the 28th day of April, 2014.

Michelle L. Hooven

Michelle L. Hooven

STATE OF ARIZONA
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michelle L. Hooven** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Laveen, Arizona this 28 day of April, 2014.

Hilda Cortes
Notary Public
Maricopa County, Arizona
My Comm. Expires February 28, 2017

Notary Public
My Commission Expires: February 28, 2017

(Notary Seal)

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol M. Holmes

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me, Jennifer Harris, a notary public for this county and state, Carol M. Holmes who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Harris, Notary

My Commission Expires: 10-18-16

