Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

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

File No. R1412210

BILL GARRETT, Davidson County
Trans:T20140030846 DEEDWARR
Recvd: 05/05/14 14:22 2 pgs
Fees:13.00 Taxes:617.90

20140505-0038121

14-0145

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $167,000.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2014.

Notary Public
My Commission Expires: 04/01/17

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Address of New Owner:	Send Tax Bills to:	Tax Information:
Matthew Taylor Perkins	Movement Mortgage	161 03 0
5045 N. Hilson Drive	841 Seahawk Circle	134.00
Nashville, TN 37211	Virginia Beach, VA 23452	

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,

Ralph S. Childs, an unmarried man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Matthew Taylor Perkins,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Re-subdivision of Lots No. 15 and 16, McMurray Park, of record in Book 5190, Page 200, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 107.19 feet on the westerly margin of North Hilson Drive and extends back 241.25 feet on the northerly line and 234.13 feet on the southerly line to a dead line in the rear, measuring 34.29 feet thereon.

Being the same property conveyed to Ralph S. Childs, an unmarried man by Warranty Deed from Karen W. Shelton joined by her husband, James R. Shelton, dated September 26, 2000, recorded as Instrument No. 20001004-0098458, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **5045 N. Hilson Drive, Nashville, TN 37211.**

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 30th day of April, 2014.

Ralph S. Childs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ralph S. Childs,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of April, 2014.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17