WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045048 DEEDWARR
Recvd: 06/25/14 11:23 2 pgs
Fees:13.00 Taxes:851.00
20140625-0055524

G-PP-14-1318

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lizzette Danielle McMorran and Steven L. McMorran	**Movement Mortgage, LLC**	
(NAME) **1319 Montgomery Avenue**	(NAME) **841 Seahawk Circle**	**71-16-147.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRIAN ADRIAN WONG, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LIZZETTE DANIELLE MCMORRAN AND STEVEN L MCMORRAN, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 2 on the unrecorded Map of Essex Place, a subdivision of Lots 23, 24, 25, 26, 50, 51, 52, 53 and 54, and more particularly described as follows:

Beginning on the Easterly side of Montgomery Street at a point 50 feet South of the Southerly margin of Crockett Street; thence Eastwardly and parallel with the Southerly margin of Crockett Street, 150 feet to the Westerly margin of an alley; thence with said alley Southwardly 50 feet; thence Westwardly and parallel with Crockett Street, 150 feet to the Easterly margin of Montgomery Street; thence with said street, Northwardly 50 feet to the beginning.

Being the same property conveyed to Brian Adrian Wong, Unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 1st day of February, 2013 in Instrument No. 20130201-0010761, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1319 Montgomery Avenue, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF JUNE, 2014.

Brian Adrian Wong

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN ADRIAN WONG, the within named bargainor, 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, this the 23rd of June, 2014.

Notary Public
My Commission Expires: 03/08/2014
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212