File Box 8

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14071322

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $439,000.00.

Affiant

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

Notary Public
My Commission Expires:

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

BILL GARRETT, Davidson County
Trans: T20140055296 DEEDWARR
Recvd: 07/30/14 14:23 2 pgs
Fees: 13.00 Taxes: 1624.30
20140730-0068002

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Edward Geeslin Helga Lourdes Geeslin 5553 Cottonport Dr Brentwood TN 37027	**MOVEMENT MORTGAGE, LLC** **841 SEAHAWK CIRCLE** **VIRGINIA BEACH, VA 23452**	Tax Parcel ID No. 171-08-0A-112.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryant Brown and Jane Brown, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Mark Edward Geeslin and Helga Lourdes Geeslin, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described as follows:

Land in ~~Williamson~~ Davidson County, Tennessee, being Lot 112, PHASE II, COTTONPORT PLANTATION, as shown on plat of record in Plat Book 6900, Page 950, in the Register's Office, Williamson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bryant Brown and wife, Jane Brown by Warranty Deed from Michael David Swett and wife, Barbara L. Swett, recorded on the 23rd day of November, 2005 in Instrument No. 20051123-0141465, in the Register's Office of ~~Williamson~~ Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of ~~Williamson~~ Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, COTTONPORT PLANTATION, as recorded in Plat Book 6900, Page(s) 950 and Boundary Plat recorded in Plat Book 6900, Page 529.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7430, Page 784, amended in Book 7138, Page 365, Book 7565, Page 57, Book 7824, Page 254, Book 7897, Page 576, Book 8313, Page 932, Book 10775, Page 37 and Restrictions recorded in Book 7637, Page 925.

Charter of Cottonport Plantation Homeowners Association, Inc. recorded in Book 7621, Page 600 and Book 7891, Page 971.

Easement for Construction of Water Main, recorded in Book 8486, Page 332.

Easement for Construction of Sanitary Sewer, recorded in Book 8486, Page 336.

Stormwater Detention Agreement as set forth in instrument recorded in Book 7350, Page 137.

This is improved property located at 5553 Cottonport Dr Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of July, 2014.

Bryant Brown

Jane Brown by Bryant Brown, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bryant Brown, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Jane Brown, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of July, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014