WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES: March 12, 2015

(AFFIX SEAL)

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 0288-20923

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Hodges	Movement Mortgage, LLC	104010F03900CO
(NAME)	(NAME)	
300 Sylvan Park Lane	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/05/14 09:24 4 pgs
Fees:23.00 Taxes:1443.00
20140805-0070043

THIS INDENTURE, made and entered into this 19th day of June, 2014, by and between **JAMES M. POWELL, AN UNMARRIED MAN,** party of the first part, and **KIMBERLY HODGES, UNMARRIED,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of TENNESSEE, to wit:

Land in Davidson County, Tennessee, being Unit No. 39, on the plan of West End Station Condominiums, filed as Exhibit B, to and established by the Master Deed of record in Instrument No. 200707120083315, as amended in Instruments 200712200146057, 200809190095641, 200810290108160 and 200908250080074, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to James M. Powell, unmarried by Quit Claim Deed dated 09/27/2012 from Gregory Schiefer, unmarried of record in Instrument 201210020089776, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit A for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

JAMES M. POWELL

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JAMES M. POWELL, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 19th day of June, 2014.

Commission expires: July 3, 2017

Notary Public

RYAN B. WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

All matters as set forth per Plat Book 421, Page 109, said Register's Office.

Master Deed and By-Laws filed for record in Instrument 200707120083315, as amended in Instruments 200712200146057, 200809190095641, 200810290108160 and 200908250080074, said Register's Office.

Sanitary Sewer Easement of record in Book 1851, Page 222, said Register's Office.

Stormwater Detention Agreement of record in Instrument 200704250049064 and Instrument 200805050045999, said Register's Office.

Agreement for Dedication of Easement for Storm Drainage and Access of record in Instrument 200704250049073, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances of record in Instrument 200804210040206 and Instrument 200805050046041, said Register's Office.

Grant of Easement of record in Instrument 200810170104357, said Register's Office.

Easement Agreement of record in Instrument 201310070105196, said Register's Office.

Charter of the Homeowner's Association of record in Instrument 200808050080550, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or 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.

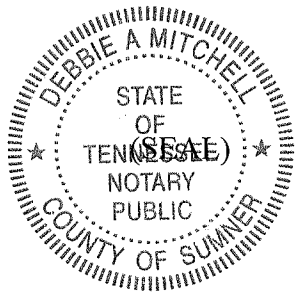
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017