WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140057823 DEEDWARR
Recvd: 08/07/14 11:32 2 pgs
Fees:13.00 Taxes:1165.50

20140807-0071183

B-RR-14-5579

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2014.

Notary Public

MY COMMISSION EXPIRES: 11.6.17

(AFFIX SEAL)

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)
Matthew S. Houston and Charles Houston	Movement Mortgage LLC	
(NAME)	(NAME)	
5579 Hill Rd	841 Seahawk Circle	**160-16-0B-051.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Virginia Beach, VA	
(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 **MAYRA ONEYRA FRANCO-ROMERO,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATTHEW HOUSTON, AN UNMARRIED MAN AND CHARLES S. HOUSTON, AN UNMARRIED MAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Brentwood Chase Revision One, Section Two of record in Plat Book 9700, Page 945, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mayra Oneyra Franco-Romero from Michael S. Bligh, Trustee of the Franco Revocable Living Trust by Quit Claim Deed of record in Instrument No. 20130409-0034999 and Corrective Quit Claim Deed in Instrument No. 20140324-0023829, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2014.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 945, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the PUD Boundary in Plat Book 9700, pages 653 and 654, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 9700, pages 936 thru 941, Register' s Office for Davidson County, Tennessee.
- Declaration of Covenants and Restrictions of record in Instrument Number 20020515-0059485, in the Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of Brentwood Chase with By-Laws of Brentwood Chase Community Association appended thereto, of record in Book 11388, Page 52, Register's Office for Davidson County, Tennessee.
- Declaration of Brentwood Chase Community of record in Instrument Number 20000531-0053798, as amended in Instrument Number 20000831-0086366, Register's Office for Davidson County, Tennessee.
- Amended and Restated Charter of Brentwood Chase Community Association of record in Instrument Number 20000524-0051842, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed of amenities area of record in Instrument Number 20010208-0012529, Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances of record in Book 8371, page 320, Register's Office for Davidson County, Tennessee.
- Easement for drainage facilities of record in Book 7902, page 389, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Book 11115, pages 281 and 286, Register's Office for Davidson County, Tennessee.
- Reservations of oil, gas and minerals in of record in Instrument Number 20100528-0041384, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5579 Hill Rd, Brentwood, Tennessee 37027**.

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 28th DAY OF JULY, 2014.

Mayra Oneyra Franco-Romero

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAYRA ONEYRA FRANCO-ROMERO, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of July, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

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