RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

BILL GARRETT, Davidson County
Trans:T20140062439 DEEDWARR
Recvd: 08/22/14 13:50 2 pgs
Fees:13.00 Taxes:517.63
20140822-0076854

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Diane L. Gregory
Affiant

Subscribed and sworn to before me, this 20TH DAY OF AUGUST, 2014.

Sandy Balent
Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Eli and Melissa Eli, husband and wife	Movement Mortgage, LLC (NAME)	07207031000
1703 Evelyn Ave. (ADDRESS)	841 Seahawk Circle (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23452 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Joe L. Wall and Deborah L. Wall, Trustees for the Wall Family Revocable Living Trust Agreement dated December 20, 2010, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Derek Eli and Melissa Eli, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 52 ON THE MAP OF SUBDIVISION OF THE WATER'S PLACE ON MAXEY LANE AS OF RECORD IN BOOK 332, PAGES 136 AND 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TE

SAID LOT NO. 52 FRONTS 50 FEET ON THE NORTHERLY MARGIN OF EVELYN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY MEASURING 50 FEET THEREON. INCLUDED IN THIS DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS FRONT 5 FEET OF SAID LOT NO. 52, SAID FRONT 5 FEET HAVING BEEN CONVEYED BY RIGHT-OF-WAY DEED TO DAVIDSON COUNTY, TENNESSEE. DAVIDSON COUNTY PROPERTY TAX ASSESSOR RECORDS SHOW LOT DIMENSIONS AS 50' X 145'.

BEING PART OF THE SAME PROPERTY CONVEYED TO JOE L. WALL AND DEBORAH L. WALL, TRUSTEES FOR THE WALL FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 20, 2010 FROM JOE L. WALL OF RECORD IN INSTRUMENT NO. 20101230-0103938, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

2014 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

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

unimproved ( )
This is improved (X) property, known as 1703 Evelyn Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 20th day of August, 2014.

Joe L. Wall Trustee
Joe L. Wall, Trustee

Deborah L. Wall, Trustee
Deborah L. Wall, Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe L. Wall and Deborah L. Wall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Trustees of the Wall Family Revocable Living Trust Agreement dated December 20, 2010, and in his capacity as such Trustee, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 20th day of August, 2014.

Mary Birthright
Notary Public
My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072