WARRANTY DEED

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 28th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-[illegible]-18

(AFFIX SEAL)

B-VRES-14-0617

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)
Lauren Burdock	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
617 Hamilton Ave.	**841 Seahawk Circle**	**105-07-0-242.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**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 **CHERYL ALLISON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LAUREN BURDOCK AND DONALD PHILLIPS, AS 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of WL Hamilton's Subdivision of Block No. 9 of the Hamilton Land of record in Plat Book 421, Page 91, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 60 feet on the southerly side of Hamilton Avenue and runs back between parallel lines 462-1/2 feet to an alley.

Being the same property conveyed to Cheryl Allison, unmarried by deed from Daryl L. James and wife, Rochelle Y. James of record in Instrument No. 199912300308844 Register's Office for Davidson County, Tennessee, dated December 23, 1999 and recorded on December 30, 1999.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 91, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **617 Hamilton Ave., Nashville, Tennessee 37203**.

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.

BILL GARRETT, Davidson County
Trans:T20140065676 DEEDWARR
Recvd: 09/04/14 09:12 2 pgs
Fees:13.00 Taxes:851.00
20140904-0080785

Witness my/our hand(s) this the 28th DAY OF AUGUST, 2014.

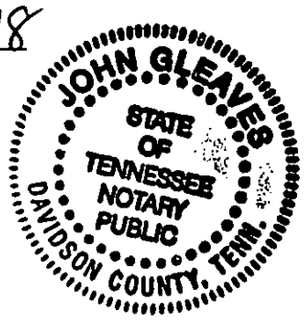
Cheryl Allison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL ALLISON, 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 August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



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