Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $158,000.00

Affiant

Subscribed and sworn to before me, this 4th day of September, 2014.

Notary Public
My commission expires:

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

03-1408-38237

Address of New Owner:	Send Tax Bills to:	Tax Information
George Nicandro	Movement Mortgage, LLC	064-16-0-D-153.00
2420 Pleasant Springs Lane	841 Seahawk Circle	
Hermitage TN 37076	Virginia Beach, Virginia 23452	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph A. Brown, unmarried, and Linda L. Brown, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **George Nicandro and Divina V. Rocamora, husband and wife**, hereinafter called the Grantees, their successors and assigns, a 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. 301, on the Plan of Section Three, Truxton Park, of record in Instrument No. 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph A. Brown and Linda L. Brown, husband and wife by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated September 12, 2002, recorded September 16, 2002, of record in Instrument No. 20020916-0112538, Register's Office for Davidson County, Tennessee. Joseph A. Brown and Linda L. Brown having since divorced, and by decree entered October 1, 2013, in the Davidson County Circuit Court, Docket No. 111D2085, hold title as tenants in common.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2420 Pleasant Springs Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20140067485 DEEDWARR
Recvd: 09/10/14 14:04 2 pgs
Fees:13.00 Taxes:584.60
20140910-0082974

WITNESS my hand this 4th day of September, 2014.

Joseph A. Brown

Linda L. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joseph A. Brown and Linda L. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of September, 2014.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.