Davidson County DEEDWARR
Recvd: 09/22/14 12:30 2 pgs
Fees:13.00 Taxes:647.50
20140922-0086716

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF September, 2014

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa T Abernathy 1479 Stewart Ferry Pk Hermitage TN 37076	Movement Mtg LLC 841 Seahawk Cr VirginiaBeach VA 23452	Map 11000000100 Parcel 00100

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Larry M. Burney Jr., and Ashley Lyn Burney, husband and wife

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mark Abernathy and Lisa T. Abernathy, Husband and Wife

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEGINNING at a point in the center line of Stewarts Ferry Road, at the corner of the original Tract Nos. 1 and 2 shown on survey made by Lewis D. Justice, Surveyor, in November 1947, said point being 1021.4 ft. more or less westerly from the center line of New Hope Road, thence along the line between Tract Nos. 1 and 2, North 6° 15' East 590.2 ft. to an iron pin; thence north 83° 45' West 180 ft. to an iron pin; thence with the center line of said Road south 63° 25' east 32 feet to a point, and continuing with the center line of said road, south 83° 45' East 150.1 feet to the beginning, containing 2.403 acres, more or less.

Being the same property conveyed to Larry M. Burnery Jr., and Ashley Lyn Burney, husband and wife by deed from Larry M. Burney Jr., a married man, of record in Instrument No 20130731-0079856, Register's Office for said County.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1479 Stewarts Ferry Pk Hermitage TN 37076
(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.

Witness my hand(s) this 19th day of September, 2014.

Larry M. Burney Jr.
Larry M. Burney Jr.

Ashley Lyn Burney
Ashley Lyn Burney

STATE OF Tennessee
COUNTY OF Hillsborough

Personally appeared before me, Larry M. Burney Jr. and Ashley Lyn Burney, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of September, 2014.

MARIA-ANGELI MANUEL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF149234
Expires 8/10/2018

Maria-Angeli Manuel
NOTARY PUBLIC

My Commission Expires: 8/10/2018

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 9.18.14

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027