BILL GARRETT, Davidson County
Trans:T20140082287 DEEDWARR
Recvd: 10/31/14 14:00 2 pgs
Fees:13.00 Taxes:721.50
20141031-0100693

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1475

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Benjamin J. Parrish 112 Trailing Blossom Lane Goodlettsville, TN 37072	Movement Mortgage, LLC 841 Seahawk Circle Virginia, VA 23452	33-3-B-59.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14475

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015

Subscribed and sworn to before me, this the 27th day of October, 2014.

Notary Public

My Commission Expires: 6-1-15
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Lauren Braun and wife, Wendy E. Braun f.k.a. Wendy E. Harvey, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Benjamin J. Parrish, an unmarried man ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the plan of Dry Creek Farms, Phase 2, Section 2, of record in Instrument No. 20050825-0101280, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate.

Being the same property conveyed to Lauren A. Braun, an unmarried man and Wendy E. Harvey, an unmarried woman by Warranty Deed from Beazer Homes Corp., a Tennessee corporation, dated August 25, 2006, recorded August 31, 2006, of record in Instrument No. 20060831-0107851, Register's Office for Davidson County, Tennessee. The said Lauren A. Braun and Wendy E. Harvey have since married and Wendy E. Harvey is now known as Wendy E. Braun.

This is improved property located at: **112 Trailing Blossom Lane, Goodlettsville, TN 37072**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the plan of Dry Creek Farms, Phase 2, Section 2, of record in Instrument No. 20050825-0101280, Register's Office for Davidson County, Tennessee. (4) All matters appearing on plan of record in Book 4175, page 8, Register's Office for Davidson County, Tennessee, including TVA easement and 6-inch water line. (5) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20031001-0145053; as amended in Instrument No. 20080611-0060336, Register's Office for Davidson County, Tennessee. (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7695, page 562, Register's Office for Davidson County, Tennessee. (7) Grant of Transmission Line Easement of record in Book 3248, page 58, Register's Office for Davidson County, Tennessee. (8) Easement granted to the United States of America for electric power transmission and telecommunication purposes of record in Book 10752, page 679, Register's Office for Davidson County, Tennessee (referencing an existing easement of record in Book 3248, page 58, said Register's Office, and (9) other matters of public record.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **27th** day of **October, 2014.**

GRANTOR(S)

Lauren A. Braun
Lauren A. Braun

Wendy E Braun
Wendy E. Braun

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lauren A. Braun and Wendy E. Braun** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **27th** day of **October, 2014.**

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

L.M. Corriveau
Notary Public
My Commission Expires: