WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-MM-14-1400

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)
John Hall **Matthew Allen**	**Movement Mortgage, LLC**	
(NAME) **1400 Calvin Avenue**	(NAME) **841 Seahawk Circle**	**083-05-0-422.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **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 **THELMA BRUCE MABRY, A SINGLE WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN HALL, UNMARRIED AND MATTHEW ALLEN, UNMARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 1, Block B on the Plan of A Subdivision of the Hollins Home Place of record in Plat Book 843, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 1 fronts 57 feet 1 inch on the South side of Calvin Avenue and runs back 177 feet 11 inches on the Easterly line and 182 feet on the Westerly line, to a dead line on which it measures 57 feet.

Being the same property conveyed to Harry H. Bruce and wife, Thelma I. Bruce by deed from Gwendolyn B. McCrary of record in Book 5476, page 763, Register's Office for Davidson County, Tennessee, dated August 03, 1979 and recorded on August 03, 1979.
Harry H. Bruce having since died on August 10, 1982, leaving Thelma I. Bruce as the surviving tenant by the entirety. Thelma I. Bruce having since married Walter Garnett Mabry. Walter Garnett Mabry died July 13, 2005. See also Survivorship Affidavit recorded at Instrument 20100811-0063335, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2014.
- Plan of record in Plat Book 843, Page 101, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2144, Page 109, in the 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: **1400 Calvin Avenue , Nashville, Tennessee 37206**.

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:T20140083087 DEEDWARR
Recvd: 11/04/14 10:09 2 pgs
Fees:13.00 Taxes:1110.00
20141104-0101666

Witness my/our hand(s) this the 31st DAY OF OCTOBER, 2014.

Thelma Bruce Mabry by Diane Bruce Ross

Thelma Bruce Mabry by Diane Bruce Ross, Attorney-in-Fact

Attorney-in-Fact

POA: 20160615-0046578

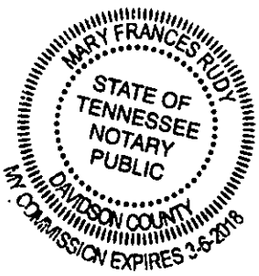
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane Bruce Ross, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of THELMA BRUCE MABRY, and who acknowledged he/she/they executed the same as the free act and deed of the said THELMA BRUCE MABRY.

Witness my hand and official seal, this the 31st of October, 2014.

Mary Frances Rudy

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



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