WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140083839 DEEDWARR
Recvd: 11/06/14 09:52 2 pgs
Fees:13.00 Taxes:813.63
20141106-0102513

B-RR-14-3753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

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)
Daniel A. Chisari and Sarah J. Chisari	Movement Mortgage, LLC	
(NAME)	(NAME)	
3753 Springwater Dr.	841 Seahawk Circle	**141-06-0C-084.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Virgina 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 **LIAM MCLEOD, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIEL A. CHISARI AND SARAH J. CHISARI, HUSBAND AND WIFE,** 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. 79 on the Plan of Final Plat Riverbridge Community, Phase 1B, a Planned Unit Development of record in Plat at Instrument No. 20030709-0094605, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Liam Mcleod, married by deed from Carson Wayne Pewitt and wife, Courtney C. Pewitt of record in Instrument No. 20140528-0045652 Register's Office for Davidson County, Tennessee, dated May 22, 2014 and recorded on May 28, 2014. Being the same property conveyed to Carson Wayne Pewitt and wife, Courtney C. Pewitt by deed from Beazer Homes Corporation d/b/a Phillips Builders, a Tennessee corporation of record in Instrument No. 20040428-0048246 Register's Office for Davidson County, Tennessee, dated April 14, 2004 and recorded on April 28, 2004.

The above referenced property has never been the principal marital residence of the GRANTOR.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030205-0016044, Instrument No. 20030303-0027396, and Instrument No. 20030806-0111893, Register's Office for Davidson County, Tennessee.
- By-Laws of Riverbridge Community of record in Book Instrument No. 20030218-00202999, Register's Office for Davidson County, Tennessee.
- Charter of Riverbridge Community Homeowner's Association of record in Book Instrument No. 20030218-0020998, Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Riverbridge Community Homeowner's Association of record in Book Instrument No. 20030303-0027395, as amended in Instrument No. 20030806-0111892, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book Instrument No. 20021217-0155373, Register's Office for Davidson County, Tennessee.
- Easement (s) to Harpeth Valley Utility District, as set forth in instrument recorded in Book 7601, page 415, Register's Office for Davidson County, Tennessee.
- Easement (s) to Nashville, Chattanooga and St. Louis Railway, as set forth in instrument recorded in Book 1298, page 244, Register's Office for Davidson County, Tennessee.
- Easements as contained in Instrument of record in Instrument No. 20020912-0110994, Register's Office for Davidson County, Tennessee.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MM1480

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3753 Springwater Dr. , Nashville, Tennessee 37221**.

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.

Witness my/our hand(s) this the 3rd DAY OF NOVEMBER, 2014.

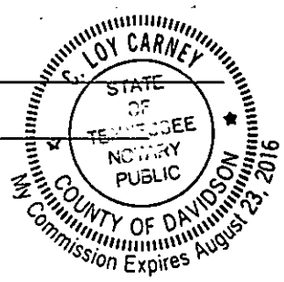
Liam Mcleod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LIAM MCLEOD, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2014.

Notary Public
My Commission Expires:
(SEAL)



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