State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $136,000.00.

Brian Mitchell
Affiant

Subscribed and sworn to before me, this 17th day of November, 2014.

Notary Public:

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20140088624 DEEDWARR
Recvd: 11/25/14 08:17 2 pgs
Fees: 13.00 Taxes: 503.20
20141125-0108400

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Kierston N. Carnes Mallory P. Carnes and Ann T. Carnes 704 Carmel Avenue Madison, TN 37115	Movement Mortgage 841 Seahawk Circle Virginia Beach, VA 23452	05202009900

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Jim H. Brown and wife, Mary L. Brown**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kierston N. Carnes, a single woman; and Mallory P. Carnes and Ann T. Carnes, husband and wife, as tenants in common with the right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the easterly 20 feet of Lot No. 22 and the westerly 40 feet of Lot No. 23, Block "C", on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office for said County.

Said parts of said lots adjoin and front together 60 feet on the southerly side of Carmel Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Jim H. Brown and wife, Mary L. Brown by Warranty Deed from Thomas David Alfrejd and wife, Tammy R. Alfrejd, dated December 15, 1981, recorded February 23, 1982 in Deed Book 451, Page 795, Register's Office for Sumner County, Tennessee.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

The 2014 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 704 Carmel Avenue, Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 17th day of November, 2014.

Jim H. Brown

Mary L. Brown

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named **Jim H. Brown and Mary L. Brown**, the bargainor(s), 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 17th day of November, 2014.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075