WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140088725 DEEDWARR
Recvd: 11/25/14 10:00 2 pgs
Fees:13.00 Taxes:769.23
20141125-0108551

G-RR-14-7060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Brooks Parker and Chelsea Childress	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
7060 Bridgeport Drive	**841 Seahawk Circle**	**126-16-0A-249.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**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 **MELISSA HUBBARD AND ZACH HUBBARD, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BROOKS PARKER AN UNMARRIED MAN AND CHELSEA CHILDRESS AN UNMARRIED PERSON, AS TENANTS IN COMMON WITH THE RIGHTS 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 399, PHASE 2A, SECTION 1, RIVERWALK, as shown on plat of record in Instrument No. 20031014-0151989, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Melissa Kanning & Zach Hubbard by Warranty Deed from Jeffrey David Broome and wife, Kristin Kenya Broome, recorded on the 21st day of August, 2007 in Instrument No. 20070821-0099929, in the Register's Office of Davidson County, Tennessee.

Melissa Kanning is now known as Melissa Hubbard.
Zach Hubbard is one and the same as Zachary Hubbard.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2A, SECTION 1, RIVERWALK, as recorded in Instrument No. 20031014-0151989 and Boundary Plat recorded at Instrument No. 20011024-0115969 and PLAN OF NEWSOM LAND recorded in Plat Book 1, Page 25 and Plat Book 1, Page 121.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20011105-0121083, amended at Instrument Nos. 20020424-0050565, 20060320-0031638, 20061103-0136691 and 20061214-0154502.
- Easement for Right-of-way to Tennessee Valley Authority, recorded in Book 4205, Page 194, Book 4205, Page 494 and Book 4226, Page 715.
- Easement for Transmission Line, recorded in Book 4257, Page 647.
- Easement for Public Utilities, recorded in Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324.
- Easement for Road, Utilities, Access, recorded in Book 20010706-0072536.
- Easement to Tennessee Electric Power Company, recorded in Book 751, Page 375 and Book 787, Page 7.
- Water rights, if any, pertaining to Harpeth River.
- Easements and rights granted to Nashville, Chattanooga and St. Louis Railway recorded in Book 513, Page 396.
- Agreement for Landscape as set forth in instrument recorded in Instrument No. 20010919-0101280.
- Stormwater Detention Agreement recorded at Instrument No. 20040826-0103240.
- Charter right-of-way for CSX Transportation Railroad.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7060 Bridgeport Drive, 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 19th DAY OF NOVEMBER, 2014.

Melissa Hubbard by John Gleaves, Attorney in Fact

Melissa Hubbard by John Gleaves,
Attorney in Fact

Zachary Hubbard by John Gleaves, Attorney in Fact

Zachary Hubbard by John Gleaves,
Attorney in Fact

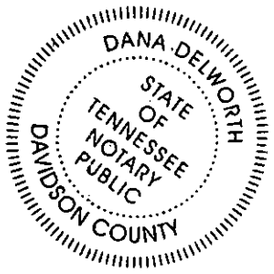
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves , 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 MELISSA HUBBARD AND ZACHARY HUBBARD, and who acknowledged he/she/they executed the same as the free act and deed of the said MELISSA HUBBARD AND ZACHARY HUBBARD.

Witness my hand and official seal, this the 19th of November, 2014.

Dana Delworth

Notary Public
My Commission Expires: 10/18/2016
(SEAL)



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