WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $127,500.00.

Angela Batson
Affiant

Subscribed and sworn to before me this 30th day of December, 20 14

Hilary Mohsenzadeh
Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Keppel Small, III	Movement Mortgage, LLC	176-01-0D-08100CO
4816 Peppertree Drive	841 Seahawk Circle	
Antioch, TN 37013	Virgina Beach, VA 23452	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Fate Thomas Hanvy and wife, Lorenza Hanvy**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Keppel Small, III and Deborah Small, husband and wife,**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 164 of Peppertree Subdivision, Section 16, as of record in Plat Book 8250, Page 195, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Fate Thomas Hanvy, individually, from Fate Thomas Hanvy and Betty J. Beard, as tenants in common by Warranty Deed on July 15, 2005, of record in Instrument Number 20060322-0032853, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 8250, Page 195, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 8983, Page 767, Register's Office for Davidson County, Tennessee.
- Lorenza Hanvy, wife of Fate Thomas Hanvy, joins in this conveyance to convey and all interest she may have in said property, including but not limited to her marital interest.

This is improved property known as: **4816 Peppertree Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20150001805 DEEDWARR
Recvd: 01/08/15 12:44 2 pgs
Fees:13.00 Taxes:471.75
20150108-0002143

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 our hands this December 30, 2014.

Fate Thomas Hanvy

Lorenza Hanvy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Fate Thomas Hanvy and Lorenza Hanvy** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 30, 2014

My commission expires 11-6-17

Notary Public

