BILL GARRETT, Davidson County
Trans:T20150002735 DEEDWARR
Recvd: 01/12/15 14:57 2 pgs
Fees:13.00 Taxes:436.23
20150112-0003265

This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of January, 2015, by and between Mashelle S. Tate, unmarried, party of the first part, and Anna M. Gonzalez, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Skyview Subdivision, of record in Plat Book 2331, Pages 54 and 55, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of the property.

Being all or part of the same property conveyed to Mashelle S. Tate by virtue of that certain Quit Claim Deed dated March 28, 2005, at Instrument No. 20050328-0032457 in the Register's Office of Davidson County, Tennessee.

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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mashelle S. Tate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mashelle S. Tate, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of January, 2015.

Notary Public

My Commission Expires: 7.317

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Anna M. Gonzalez 301 Oakview Drive, Nashville, TN 37207
Tax Parcel No	05015020400
Property Address:	301 Oakview Drive Nashville, TN 37207
MAIL TAX BILLS TO:	Movement Mortgage LLC, 841 Seahawk Circle Virginia Beach, VA 23452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $117,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Carmen Coats
AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of January, 2015.

Notary Public

My Commission Expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016