Return To: 15-0010
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson**
BILL GARRETT, Davidson County Trans:T20150004938 DEEDWARR Recvd: 01/21/15 10:11 2 pgs Fees:13.00 Taxes:489.14 20150121-0005778	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$132,200.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **January 16, 2015.** Notary Public MY COMMISSION EXPIRES: 5/9/15 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0010**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Belknap	**Movement Mortgage, LLC**	**083 01 0 201.00**
(NAME) **1014 Granada Ave.**	(NAME) **841 Seahawk Circle**	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS) **Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Misty M. Ellis,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leslie Belknap,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of an unnumbered tract on the plan of J.G. Grissim's Grand Avenue Addition, as of record in Book 974, Page 35, Register's Office for said county, being Lot No. 3 on the Map of Harland Realty Company's subdivision of said tract, not of record , described according to a survey made by Pete Meyer, Surveyor, July 9, 1946, as follows:

Beginning on the southerly margin of Granada Avenue (incorrectly listed as Granda Avenue in previous deed), at a point 100 feet west of the southwest corner of said Avenue and Evon Street, being the corner of Lots Nos. 2 and 3; thence with the line between said two lots, southwardly 317.7 feet to the northerly margin of said alley; thence with said alley, westwardly 50 feet to the corner of Lots Nos. 3 and 4; thence with the line between said two lots, northwardly 317.4 feet to the southerly margin of Granada Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.

Being the same property conveyed to Misty M. Ellis by Special Warranty Deed from CitiMortgage, Inc. successor by reason of merger with Citifinancial Mortgage Company, Inc., Grantor, by its duly authorized attorney in fact, National Default Title Services, LLC, a Delaware Limited Liability Company, d/b/a First American Asset Closing Services (FAACS), recorded August 29, 2007 in Instrument Number 20070829-0103688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1014 Granada Ave., Nashville, TN 37206**
(House Number) (Street) (City, State) (Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **16th** day of **January, 2015**.

Misty M. Ellis

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Misty M. Ellis**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **16th** day of **January, 2015**.

NOTARY PUBLIC

My Commission Expires: 5/4/15