WARRANTY DEED

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 2-11-16 (AFFIX SEAL)

B-BR-15-1036

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)
Basiel Bunting	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
1036 Ashmore Drive	**841 Seahawk Circle**	**161-06-0-A-050.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**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 **AMY STOERKER ATWOOD, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **BASIEL BUNTING, AN UNMARRIED MAN AND COURTNEY MCCASLAND, AN UNMARRIED WOMAN,** 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 Unit 50 on the Plan of Oakhill Townhomes, Phase 2, Lot 2, as shown on Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes, of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Amy Stoerker, an unmarried woman by Warranty deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20090323-0025787 Register's Office for Davidson County, Tennessee, dated March 11, 2009 and recorded on March 23, 2009. Amy Stoerker, having since married is now known as Amy Stoerker Atwood. Her spouse, Paul Atwood joins in the execution of this instrument for the purpose of conveying his/her marital interests if any in the subject property.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 76 and 77 and Instrument No. 20070911-0108866, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Oakhill Townhomes with By-Laws appended thereto, of record in Instrument Number 20070614-0071397, supplemented in Instrument No. 20080325-0030014 and Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Quitclaim Deed for open space/common areas to HOA in Instrument 20080909-0092190, Register's Office for Davidson County, Tennessee.
- Easements for Stormwater Detention in Instrument 20070205-0014422 and Instrument 20070404-0040188, Register's Office for Davidson County, Tennessee.
- Roadway Dedication in Book 6749, page 459, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1036 Ashmore Drive , Nashville, Tennessee 37211**.

BILL GARRETT, Davidson County
Trans:T20150010977 DEEDWARR
Recvd: 02/12/15 09:40 2 pgs
Fees:13.00 Taxes:703.00
20150212-0012913

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 6th DAY OF FEBRUARY, 2015.

Amy Stoerker Atwood

Amy Stoerker Atwood

Paul Atwood

Paul Atwood

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY STOERKER ATWOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of February, 2015.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 25, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL ATWOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of February, 2015.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 25, 2016

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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066