Davidson County	DEEDWARR
Recvd: 02/18/15 14:04	2 pgs
Fees:13.00 Taxes:1677.64	
20150218-0014120	

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,417.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of February, 2015.

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Daniel M. Cortez	Movement Mortgage, LLC	094 01 0 237.00
(NAME)	(NAME)	
700 South 14th Street	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Fifty-Three Thousand Four Hundred Seventeen And No/100 Dollars ($453,417.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **D223, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Daniel M. Cortez** and Lacey Brown, husband and wife, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of TN described as follows, to-wit:

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Land in Davidson County, Tennessee, being Lot No. 125 in Payne, Blakemore & Cummins Addition to East Nashville, a Plat of which is of record in Book 57, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 125 fronts 50 feet on the west side of South 14th Street and runs back between parallel lines and with the southerly margin of Sevier Street, 153 feet to an alley.

Being the same property conveyed to Sandra L. Simmons by Quitclaim Deed from Tommy L. Simmons dated 05/11/2011 and filed of record in Instrument No. 20110512-0036680, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John Donelson, IV, an unmarried man by Warranty Deed dated 09/26/2013 from Sandra L. Simmons, a married woman and filed of record in Instrument No. 20130927-0101573, Register's Office for Davidson County, Tennessee.

File Number: NAT-140192

Further being the same property conveyed to D223, LLC, a Tenessee Limited Liability Company by deed dated September 27, 2013 from John Donelson, IV, an unmarried man and filed of record in Instrument No. 20131003-0104202, said Register's Office for Davidson County, Tennesse.

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, has 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.

Witness our hands this 13th day of February, 2015.

D223, LLC

BY: _____ Chief Manager

Justin Hicks, Chief Manager

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Justin Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Member, and is authorized to execute the instrument on behalf of D223, LLC, the within named bargainor, and that he/she as such Chief Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Chief Member.

Witness my hand and official seal, this the 13th of February, 2015.

_____
Notary Public

My Commission Expires: July 24, 2017

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018