Return To: 15-0039
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-KW-15-1320

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)
Erin Quinn-Broadus and Jared Colby	Movement Mtg. LLC	
(NAME)	(NAME)	**72-7-347.00**
1320 Love Joy Court	841 Seahawk Cr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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 **JAMIE BREAUX MURPHY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JARED W. COLBY, A SINGLE MAN AND ERIN A. QUINN BROADUS, A SINGLE 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 Lot 6, ELLIS ESTATES, SECTION TWO, as shown on plat of record in Plat Book 6900, Page 467, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jamie Breaux by Warranty Deed from Integrity First Investment Group, LLC, recorded on the 16th day of June, 2011 in Instrument No. 20110616-0046242, in the Register's Office of Davidson County, Tennessee. The said Jamie Breaux having since married is now known as Jamie Breaux Murphy. Grantor's spouse joins in this instrument to convey any and all marital interest he may have in said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Plat of ELLIS ESTATES, SECTION TWO, as recorded in Plat Book 6900, Page(s) 467.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1320 Love Joy Court, Nashville, Tennessee 37216**.

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.

BILL GARRETT, Davidson County
Trans:T20150016805 DEEDWARR
Recvd: 03/09/15 12:22 2 pgs
Fees:13.00 Taxes:795.13
20150309-0019894

Witness my/our hand(s) this the 27th DAY OF FEBRUARY, 2015.

Jamie Breaux Murphy

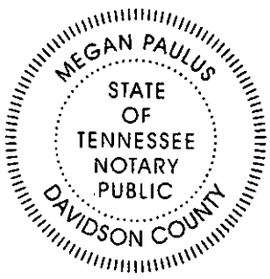
Richard Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMIE BREAUX MURPHY AND RICHARD MURPHY, 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 27th of February, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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Nashville, TN 37212