WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/16/15 15:14 3 pgs
Fees:18.00 Taxes:1035.63
20150316-0022454

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. MACKEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-4-2016

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abby R. Demmer	Movement Mortgage, LLC	
(NAME)	(NAME)	
1308 Chester Ave.	841 Seahawk Circle	0721-14-I 2.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Virginia Beach, VA	
(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, **NASHVILLE BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABBY R. DEMMER, UNMARRIED,** 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 Unit B of Chester Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Chester Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140421-0032730, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Chester Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140421-0032730, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from Omentress Anderson, Single to Nashville Building Group, LLC, a Tennessee Limited Liability Company, as recorded on the 4th day of March, 2014 in Instrument No. 20140304-0018266; part of Quitclaim Deed from Omentress Anderson to Nashville Building group, LLC, a Tennessee limited liability company, as recorded on the 4th day of March, 2014 in Instrument No. 20140304-0018267; part of Quitclaim Deed from Kevin D. Montgomery, Trustee to Nashville Building Group, LLC, as recorded on the 21st day of April, 2014 in Instrument No. 20140421-0032719 and part of Quitclaim Deed from Kevin D. Montgomery, Trustee to Nashville Building Group, LLC, as recorded on the 21st day of April, 2014 in Instrument No. 20140421-0032723, in the Register's Office of Davidson County, Tennessee. Scrivener's Affidavits of record in Instrument No. 20150316-0022451, Instrument No. 20150316-0022452 and Instrument No. 20150316-0022453 said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 843, Page(s) 94, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20140421-0032730, as amended by instrument(s) of record in Instrument No. 20150203-0009988, said Register's Office; (d) Easement for Telecommunications Right of Way, recorded in Instrument No. 20140114-0003779, said Register's Office; (e) Charter for Chester Cottages Corporation recorded at Instrument No. 20140421-0032729, said Register's Office.

This is improved X property, known as 1308 Chester Ave., Nashville, TN 37206 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my hand this 13 day of March, 2015.

NASHVILLE BUILDING GROUP, LLC

BY: _____

DANNY WILBURN, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Danny Wilburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Nashville Building Group, LLC the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal at Nashville, Tennessee this 13 day of March, 2015.

Commission expires:

_____
Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

True Copy Certification

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

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016