ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Magi M. Guinane	Movement Mortgage	072-06-0-353.00
1207 Keller Avenue	841 Seahawk Circle	
Nashville, TN 37216	Virginia Beach, VA 23452	

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205. 14934 26b

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, David L. Liles (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Magi M. Guinane, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being the Southerly 150 feet of the Westerly 50 feet of Lot No. 8, on the Plan of Keller's Subdivision of the Maxey Home Place, of record in Book 421, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said Lot No. 8 fronts 50 feet on the Northerly side of Keller Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed by Final Decree Confirming Sale as recorded on the 18th day of February, 2014 in Instrument No. 20140218-0013942 (Tax Sale) and Warranty Deed from Carl Miller and wife, JoAnn Miller to Kevin B. Chan and wife, Satya Ung as recorded on the 20th day of August, 2004 in Instrument No. 20040820-0100816, in the Register's Office of Davidson County, Tennessee.

The above described real property is not the homestead of David L. Liles and never has been and is investment property owned by David L. Liles.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. Matters shown on the plat of Keller's Subdivision of the Maxey Home Place, as recorded in Plat Book 421, page 86, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in in Book 4218, Page 507.

This is an improved property commonly known as 1207 Keller Avenue, Nashville, Tennessee 37216.

BILL GARRETT, Davidson County
Trans:T20150020618 DEEDWARR
Recvd: 03/20/15 14:47 2 pgs
Fees:13.00 Taxes:658.09
20150320-0024342

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $177,861.00.

Affiant

Subscribed and sworn to before me this 17th day of March, 2015.

Notary Public

Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of March, 2015.

David L. Liles

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared David L. Liles with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of March, 2015.

My Commission Expires:

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017