WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022144 DEEDWARR
Recvd: 03/26/15 11:33 2 pgs
Fees:13.00 Taxes:573.50
20150326-0026029

G-BR-15-1110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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)
Shane Dustin Smith	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
329 Deer Lake Drive	**841 Seahawk Circle**	**083-01-0-323.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**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 **EMILY J. MCGARVEY AND NATHAN S. MCGARVEY, WIFE AND HUSBAND** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHANE DUSTIN SMITH AND NICK LOWRY, TENANTS IN COMMON** , 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 the Southerly 50 feet front and 47.7 feet rear of Lot No. 5 on the Plan of Greenway, of record in Plat Book 421, Page 110, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50 feet on the Westerly side of North 14th Street and runs back between lines 267.15 feet, more or less, on the Northerly line and 268.5 feet on the Southerly line along the Northerly margin of an alley to another alley in the rear in which it measured 47.7 feet.

Being the same property conveyed to Emily J. McGarvey, as a married woman by Quitclaim Deed from Emily J. McGarvey f/k/a Emily J. Derousse and Nathan Samuel McGarvey, wife and husband, of record in Instrument No. 20121108-0103090, Register's Office for Davidson County, Tennessee, dated November 02, 2012 and recorded on November 08, 2012.

Nathan S. McGarvey joins in this conveyance to convey any and all marital interest he may have to said property.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 110, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1110 N. 14th Street , Nashville, Tennessee 37206**.

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 25th DAY OF MARCH, 2015.

Emily J. McGarvey by John Gleaves,
Attorney in Fact

Nathan S. McGarvey by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EMILY J. MCGARVEY and NATHAN S. MCGARVEY, and who acknowledged he/she/they executed the same as the free act and deed of the said EMILY J. MCGARVEY and NATHAN S. MCGARVEY.

Witness my hand and official seal, this the 25th of March, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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