BILL GARRETT, Davidson County
Trans:T20150022940 DEEDWARR
Recvd: 03/30/15 12:35 2 pgs
Fees:13.00 Taxes:666.00
20150330-0027052

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of March, 2015, by and between Annie Kelly, unmarried, party of the first part, and Lee Ear, Unmarried, and Johnny Thai, Unmarried , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 118, on the Plan of Creekside Trails, Phase 5, of record in Instrument Number 20051103-0133061 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Annie Kelly by virtue of that certain Special Warranty Deed dated June 8, 2012, at Instrument No. 20120620-0053896 in the amount of $139,000.00 in the Register's Office of Davidson County, Tennessee.

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 I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Annie Kelly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Annie Kelly, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of March, 2015.

Notary Public

My Commission Expires: _____

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

Property Owner & Address: Lee Ear and Johnny Thai

2260 Gilmore Crossing Lane, Nashville, TN 37218

Tax Parcel No 058090A12600CO

Property Address: 2260 Gilmore Crossing Lane
Nashville, TN 37218

MAIL TAX
BILLS TO: Movement Mortgage LLC
841 Seahawk Circle
Virginia Beach, VA 23452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $180,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of March, 2015.

Notary Public

My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAR. 7, 2017