PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150031902 DEEDWARR
Recvd: 04/28/15 08:11 2 pgs
Fees:13.00 Taxes:814.00
20150428-0037685

W & I Ref: (DM) Title No.: 57346
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Ninette T. Marton 3021 Cody Hill Drive Nashville, TN 37211	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452

TAX MAP PARCEL NUMBERS: 172120B35500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$220,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gabriel H. Kraft, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ninette T. Marton, an unmarried individual,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 208 on the Plan of Bradford Hills, Section Fourteen, of record in Book 7900, page 6, amended in Book 7900, page 739, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Gabriel H. Kraft, an unmarried man, by Warranty Deed from Sandra G. Harris, unmarried, dated June 28, 2004 and recorded on June 30, 2004, of record in Inst. No. 20040630-0077692, Register's Office for Davidson County, Tennessee.

Stephanie Kraft, spouse of Gabriel H. Kraft joins in this conveyance solely to convey any and all marital interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 7900, page 739, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 8069, page 170, and Book 9384, page 290, By-laws in Book 8071, page 531, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 3021 Cody Hill Road, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of April, 2015.

Gabriel H. Kraft **Stephanie Kraft**

State of Tennessee

County of Davidson

On this 24th day of April, 2015, before me the undersigned authority, personally appeared Gabriel H. Kraft and Stephanie Kraft, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $220,000.00.

Affiant

Sworn and subscribed before me this 24th day of April, 2015.

Notary

My Commission Expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY