BILL GARRETT, Davidson County
Trans:T20150032219 DEEDWARR
Recvd: 04/28/15 15:29 2 pgs
Fees:13.00 Taxes:1516.63



20150428-0038064

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 23 day of April, 2015 by and between Nashville REO Associates, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Timothy Craven and Katie Craven, husband and wife, and Richard Craven and Marsha Craven, husband and wife, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Unit A of the Homes at 2510 Carter Avenue, a Horizontal Property Regime with Private Elements as further described in Exhibit B of the Declaration of Covenants, Conditions and Restrictions for Homes at 2510 Carter Avenue of record in Instrument No. 20140408-0029417, Register's Office for Davidson County, Tennessee to which plan reference is hereby made.

Being part of the same property conveyed to Nashville REO Associates, LLC, by Warranty Deed from Angela Smalling FKA Angela Murray and Jason Smalling, wife and husband dated October 25, 2013, recorded November 6, 2013, of record in Instrument No. 20131106-0115018, Register's Office for Davidson County, Tennessee.

This is {xx}improved [ ]unimproved property known as: 2510 A Carter Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Nashville REO Associates, LLC

By: _____
Pete Prosser, Manager

CORPORATE
STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public of said State and County aforesaid, personally appeared **Pete Prosser** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Manager** of **Nashville REO Associates, LLC**, the within named bargainor, a corporation, and that he as such **Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Manager**.

Witness my hand and seal, at office in Nashville, this the 23 day of April, 2015.

_____
Notary Public
My Commission Expires: 9-10-2018

PATTI VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Name and Address of Property Owner:
Timothy Craven and Katie Craven
Richard Craven and Marsha Craven
2510 A Carter Avenue
Nashville, TN 37206

Send Tax Statements to:
MOVEMENT MORTGAGE, LLC
841 SEAHAWK CIRCLE
VIRGINIA BEACH, VA 23452

Map & parcel 083-04-0I-001.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $409,900.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me, a Notary Public, this __ day of April, 2015.

_____
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

My Commission Expires: _____
RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
15-1-064