Davidson County DEEDWARR	
Recvd: 05/04/15 15:25	2 pgs
Fees:13.00 Taxes:506.53	
20150504-0040388	

151582

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00 Tori Chase Affiant Subscribed and sworn to before me, this 29th DAY OF April, 2015. Notary Public MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)
BR15-1107	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Bruton	Movement Mortgage LLC (NAME)	
1107 Fernbank Drive	PO Box 1010 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Virginia Beach, VA 23450 (CITY) (STATE) (ZIP)	05209000804

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, we MARY THOMAS ARNOLD, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMILY BRUTON, A SINGLE WOMAN AND MATTHEW BRUTON, A SINGLE MAN, 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:

* as joint tenants with the right of survivorship

Land in Davidson County, Tennessee, being part of Lot No. 17 on the Map of Montague Subdivision, of record in Plat Book 421, Page 129, Register's Office for said County, and more particularly described as follows:

Beginning on the southeasterly margin of Fernbank Drive, as widened at a point 460 feet northwardly from Palestine Avenue; thence South 53 deg. 7 min. East 208.8 feet to a point; thence North 36 deg. 53 min. East 56 feet to the southeasterly corner of property conveyed to Richard S. Wilson and wife, Theda Mae Wilson, by deed of record in Book 3576, Page 603, said Register's Office; thence with Wilson's southerly line North 53 deg. 7 min. West 208.8 feet to a point in the southeasterly margin of Fernbank Drive; thence with said margin of Fernbank Drive, South 36 deg. 53 min. West 56 feet to the point of beginning.

Being the same property conveyed to Alfred N. Arnold and wife, Mary Thomas Arnold by Warranty Deed from W. L. Bainbridge Company, of record in Book 3611, Page 637, Register's Office for Davidson County, Tennessee, dated August 2, 1963 and recorded on August 7, 1963.

Alfred N. Arnold having since died on December 1, 2009 leaving the propery vested solely to Mary Thomas Arnold. Mary Thomas Arnold and Mary Thomas Johnson Arnold are one in the same person.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 421, Page 129; Register's Office for Davidson County, Tennessee.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 421, page 129, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 1107 Fernbank Drive, Madison, Tennessee 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 29th day of April, 2015.

Mary Thomas Arnold

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of April, 2015, before me personally appeared Mary Thomas Arnold, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of April, 2015.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018