WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $220,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF APRIL, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1124B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michelle Cox	MOVEMENT MORTGAGE, LLC	119-11-0-025.00
2611 Live Oak Rd	841 Seahawk Circle	
Nashville, TN 37210	Virginia Beach, VA 23452	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CLARK CHRISTIAN AND WIFE, JENNIFER CHRISTIAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHELLE COX, UNMARRIED

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Mashburn Heights of record in Plat Book 1835, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Denise Anderson, an unmarried woman by Warranty deed from Dan A. Buck and wife, Fabiola J. Buck of record in Instrument No. 20080702-0068675 Register's Office for Davidson County, Tennessee, dated July 01, 2008 and recorded on July 02, 2008.

Being the same property conveyed to Clark Christian and wife, Jennifer Christian by Quitclaim deed from Jennifer Christian formerly known as Jennifer Denise Anderson of record in Instrument No. 20130910-0095216 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 10, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1835, Page 1, Register's Office for Davidson County, Tennessee.

Easement(s) as set forth in instrument of record in Book 1850, Page 439, in the Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4366, Page 48, in the Register's Office for Davidson County, Tennessee.

This is property known as 2611 Live Oak Rd, Nashville, TN 37210

BILL GARRETT, Davidson County
Trans:T20150034373 DEEDWARR
Recvd: 05/05/15 11:06 2 pgs
Fees:13.00 Taxes:814.00
20150505-0040726

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 30th day of April, 2015.

Clark Christian

Jennifer Christian

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CLARK CHRISTIAN AND JENNIFER CHRISTIAN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of April, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1124B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027