THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1324

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan J. Ford 4844 Bevendean Drive Nashville, TN 37211	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	161-9-A-61.00

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-1324

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $163,500.00

Amanda Vaught
Affiant

Subscribed and sworn to before me, this the 4th day of May, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

JESSICA MICHELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

BILL GARRETT, Davidson County
Trans:T20150035869 DEEDWARR
Recvd: 05/08/15 14:19 2 pgs
Fees:13.00 Taxes:604.95
20150508-0042461

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Peter Miller, a single person,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ryan J. Ford, a single man,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain condominium apartment situated in Davidson County, Tennessee, and further known as **Unit No. B7,** as shown on the plan of Brighton Village, a Horizontal Property Regime, filed as Exhibit A to and established by the Master Deed of record in Instrument No. 20080117-0005582; as amended in Instrument No. 20080808-0081965 and in Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association Owners.

Being the same property conveyed to Peter Miller, a single person by Warranty Deed from Kara Butler FKA Kara Baker, married, dated May 30, 2012, recorded June 11, 2012, of record in Instrument No. 20120611-0050776, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **4844 Bevendean Drive, Unit B7, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

RJF

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, their heirs and assigns forever; and we do covenant with 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **4th** day of **May, 2015.**

GRANTOR(S)

Peter Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Peter Miller** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **4th** day of **May, 2015.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016