WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043055 DEEDWARR
Recvd: 06/02/15 14:10 2 pgs
Fees:13.00 Taxes:1272.80
20150602-0051244

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $344,000.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 10/18/2016

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer Lee Thornton	Movement Mortgage, LLC	Map 83-1
(NAME)	(NAME)	
1043 Sharpe Ave	841 Seahawk Circle	Parcel 95.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kenneth D. Hutson Jr. and Katherine J. Hutson, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer Lee Thornton and Steven Anthony Monjaraz, both unmarried, as tenants in common with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of Jones and Bradford's Subdivision of record in Book 161, page 142, Registers office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description of said lot.

Being the same property conveyed to Kenneth D. Hutson, Jr. & Katherine J. Bowser, as tenants in common with Right of Survivorship by Warranty Deed from Gail Ann Martin, Unmarried, filed for record on November, 18 2004. as Instrument No. 2004118-0138696, Register's Office for Davidson County, Tennessee. The said Katherine J. Bower has since married and now goes by the name of Katherine J. Hutson.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 161, page 142, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 1043 Sharpe Ave, Nashville, TN 37206
(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 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. 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 hands this 22nd day of May, 2015.

Kenneth D. Hutson Jr.

Katherine J. Hutson

State of Tennessee
County of Davidson

Personally appeared before me Kenneth D. Hutson Jr. and Katherine J. Hutson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of May, 2015.

Notary Public Robert L. Scruggs

My Commission Expires: _____

MELODY M. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

File No.: 42915123