BILL GARRETT, Davidson County
Trans:T20150052476 DEEDWARR
Recvd: 06/30/15 11:41 2 pgs
Fees:13.00 Taxes:434.75
20150630-0062987

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of June, 2015, by and between Patricia J Martin, unmarried , party of the first part, and Anneliessa Balk, unmarried woman , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being in the 12th Civil District of said County and described as follows:

Beginning at an iron pin in the center of Knight Road, 100 feet south of the center of the mouth of Green's Lane; thence South 3 3/4 degrees West 122 feet to an iron pin in the center of Knight's road; thence North 86 degrees West 300 feet to a stake; thence north 3 3/4 degrees East 116 feet more or less to a stake, O.M. Deston's southwest corner; thence South 86 degrees East with O. M. Deston's south line, 300 feet to the beginning.

Being all or part of the same property conveyed to Patricia J. Martin by virtue of that certain Warranty Deed dated August 25, 1995, at Book 9775, Page 414 in the Register's Office of Davidson County, Tennessee.

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), her/their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Patricia J. Martin

Patricia J Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Patricia J Martin , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of June, 2015.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Anneliessa Balk

Tax Parcel No 04900023100

Property Address: 3310 Knight Dr
$ owner address Nashville, TN 37207

MAIL TAX
BILLS TO: Movement Mortgage LLC
841 Seahawk Circle
Virginra Beach, VA 23452

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $117,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of June, 2015.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY