WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/19/15 13:07 3 pgs
Fees:18.00 Taxes:1566.95
20150819-0083615

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $423,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF August, 2015

Notary Public

MY COMMISSION EXPIRES: 9/11/2016

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MST 2015-0773

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Moran and Lynette Jones	SIRVA Mortgage, Inc.	081-08-0J-004.000-CO
(NAME) 1728 6th Ave North	(NAME) 6200 Oak Tree Blvd., Ste 300	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Independence, OH 44131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Steven Scott Dean, Jr.,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Moran and Lynette Jones, husband and wife,** 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 Unit C of Lot 181, Dresden Townhomes, as shown of record in instrument Number 20071121-0136256, corrected at instrument Number 20080110-0003210, Register's office in Davidson County, Tennessee, for which reference is made.

Being the same property conveyed to George V. Crawford, Jr., Trustee by Quitclaim Deed from Scott Dean of record in Instrument No. 20101222-0101948, Register's Office for Davidson County, Tennessee, dated December 22, 2010 and recorded on December 22, 2010 and within the same deed the said George V. Crawford, Jr., Trustee conveyed his interest in the subject property to Steven Scott Dean, Jr. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Steven Scott Dean, Jr. and Jared William Schwocho by Quitclaim deed from Steven Scott Dean, Jr. of record in Instrument No. 20140626-0055867 Register's Office for Davidson County, Tennessee, dated June 24, 2014 and recorded on June 26, 2014. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1728 6th Ave North Nashville, TN 37208.

Being further conveyed to Steven Scott Dean, Jr., by Quitclaim deed from Jared William Schwocho of record in Instrument No. 20150819-0083614 **, Register's Office for Davidson County, Tennessee.**

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. 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 21, Page 105, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number Instrument No. 20071121-0136256, and Instrument of Correction in Instrument No. 20080110-0003210, Register's Office for Davidson County, Tennessee. Quitclaim deed conveying the Open Space of record in Instrument Number 20080111-0003707, in the Register's Office for Davidson County, Tennessee. Water and Sewer Easement of record in Instrument Number 20040223-002015920080111-0003708, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1728 6th Ave North, Nashville, TN 37208
(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 hand(s) this _____ DAY OF _____, 20____.

Steven Scott Dean, Jr.

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Scott Dean, Jr. and, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12 day of August, 2015.

Stephanie M. Lewis
Notary Public

My Commission Expires: 10/1/2018

(SEAL)

STEPHANIE M LEWIS NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES OCTOBER 1, 2018

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

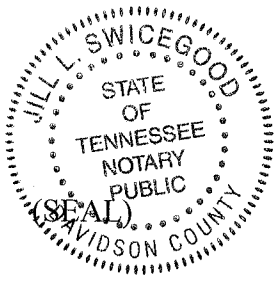
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018