BILL GARRETT, Davidson County
Trans:T20150072890 DEEDWARR
Recvd: 08/27/15 12:25 2 pgs
Fees:13.00 Taxes:469.90
20150827-0086917

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0609HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of August, 2015.

Notary Public
Commission Expires: 3/10/19

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Monique Jenkins 314 Marita Ave. Goodlettsville, TN 37072	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	033-12-0-107.00

WARRANTY DEED

FOR AND IN 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/WE,

Alan R. Maltin, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Monique Jenkins, an unmarried woman

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 Lot No. 21 on the Plan of Gateway, Section 1, as shown by plat of record in Book 3300, Pages 39 and 40, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 21 fronts 80 feet on the South side of Marita Ave., and extends back 168.6 feet onto the East line and 148.4 feet the West line, to a dead line in the rear on which it measures 82 feet.

BEING the same property conveyed to Alan R. Maltin, by Warranty Deed from Karen French Chilton, Trustee of The Harry L. French Living Trust, dated 5/12/11 and recorded 5/17/11 in Instrument No. 20110517-0037799, as corrected by Scrivener's Affidavit recorded 7/26/11 in Instrument No. 20110726-0057017, in the Register's Office of Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20150827-0086916, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 314 Marita Ave., Goodlettsville, TN 37072.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of August, 2015.

Alan R Maltin by Adam Maltin, as Attorney in Fact

Alan R. Maltin by Adam Maltin,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Adam Maltin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for **Alan R. Maltin** and that he is authorized by **Alan R. Maltin** to execute this instrument on his behalf.

Witness my hand and official seal at Hendersonville, Tennessee this 26th day of August, 2015.

Brenda Huntsman

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

