NEW OWNER:

BRETT MANSFIELD
1414 CALVIN AVENUE
NASHVILLE, TN 37206

SEND TAX BILLS TO:

MOVEMENT MORTGAGE, LLC
841 SEAHAWK CIRCLE
VIRGINIA BEACH, VA 23452

Map & Parcel 08309027100

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-1063

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150075758 DEEDWARR
Recvd: 09/04/15 12:44 3 pgs
Fees:18.00 Taxes:1591.00
20150904-0090479

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thirty Thousand and 00/100 Dollars ($430,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MICHAEL E. MILLARD, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **BRETT MANSFIELD and wife, ALISSA MANSFIELD**, ("Grantee"), as tenants by the entirety, their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 8 on the Plan of Webb and Johnson's Subdivision, as shown on the plat of the same of record in Plat Book 57, Page 131, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MICHAEL E. MILLARD by Quitclaim Deed from Leslie Elizabeth Millard, dated April 22, 2008, and of record in Instrument No. 20080516-0050377, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Michael E. Millard and Leslie B. Mallard, husband and wife by Warranty Deed from Ryan S. Jones, Sr. and Angela Jones, husband and wife, dated July 8, 2005, and of record in Instrument No. 20050721-0084695, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1414 CALVIN AVENUE, NASHVILLE, TN 37206**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 57, Page 131, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this ~~31st~~ 2nd day of ~~August~~ September 11th, 2015.

MICHAEL E. MILLARD

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MICHAEL E. MILLARD**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this ~~31st~~ 2nd day of ~~August~~ September 11th, 2015.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$430,000.00** .

AFFIANT

Sworn to and subscribed to before me this 2nd day of ~~August~~ September, 2015.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018