Davidson County	**DEEDWARR**
Recvd: 10/16/15 10:38	**3 pgs**
Fees:18.00 Taxes:555.00	
20151016-0105317	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October, 2015.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Justin Barrett Groce	Movement Mortgage, LLC	142 14 0 170.00
(NAME)	(NAME)	
828 Beech Bend Dr.	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **U.S. Department of Housing and Urban Development**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Justin Barrett Groce, a married person**, 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:

Jonathan Quinn, Trustee

Land in Davidson County, Tennessee, being Lot Number 687 on the Plan of Section Three, Harpeth Woods, as of record in Book 5200, Page 270, Register's Office for said County. Said Lot Number 687 fronts 80.0 feet on the Westerly margin of Beech Bend Drive and extends back 264.4 feet on the Northerly line and 257.9 feet on the Southerly line to a broken line in the rear, measuring 84.7 feet thereon.

Being the same property conveyed to Dawn M. Fitzpatrick and husband, Michael W. Fitzpatrick by Warranty Deed from Jafar Naji, married dated September 29, 2006 and recorded October 5, 2006 as Instrument No. 20061005-0124080, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Secretary of Housing and Urban Development by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee dated February 18, 2014 and recorded July 24, 2014 as Instrument No. 20140724006593O pursuant to a foreclosed Deed of Trust dated December 21, 2009 and recorded December 30, 2009 as Instrument No. 20091230-0118227 by Dawn M, Fitzpatrick and Michael W. Fitzpatrick, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Fifth Third Mortgage Company by Quitclaim Deed from The Secretary of Housing and Urban Development dated November 12, 2014 and recorded November 24,

2014 as Instrument No. 20141124-0108356, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The Secretary of Housing and Urban Development, c/o Michaelson, Connor & Boul, Inc., by Special Warranty Deed from Fifth Third Mortgage Company, a corporation organized under and by virtue of the laws of the State of Ohio, by its Sr. Vice President and its Asst. Vice President, duly authorized by proper resolution of its Board of Directors dated April 28, 2015 and recorded May 28, 2015 as Instrument No. 20150528-0049097, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 828 Beech Bend Dr., Nashville, TN 37221

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, has 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 our hands this . 6th of October, 2015

HUD / PEMCO LTD / ~~PK Mgmt Grp Inc~~

BY: _____

~~Vera Cooper~~
~~ESM~~

File Number: GRN-154000

STATE OF ~~TENNESSEE~~ GA

COUNTY OF DeKalb

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, HUD / PEMCO LTD / ~~PK Mgmt. Grp Inc,~~ the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of October, 2015.

Notary Public

My Commission Expires:

(SEAL)

Luiz Felipe Albuquerque
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires March 22, 2019

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: GRN-154000