WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150091381 DEEDWARR
Recvd: 10/27/15 10:59 2 pgs
Fees:13.00 Taxes:1294.63
20151027-0109145

Y-VRES-15-846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL) DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Van Hai Tran and Robert Daniel Murphy	**Movement Mortgage, LLC**	
(NAME) **846 North 2nd Street**	(NAME) **841 Seahawk Circle**	**82-3-77.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **STRATEGIC OPTIONS INTERNATIONAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **VAN HAI TRAN AND ROBERT DANIEL MURPHY, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Shield's Davis, Sharpe & Horn's Subdivision of part of the Orndorff Land, as of record in Book No. 57, Page 86, Register's Office for Davidson County, Tennessee. Said Lot No. 40 fronts 40 feet on the West side of North Second Street, formerly Harris Street, and runs back between parallel lines 146 feet, more or less, to an alley.

Being the same property conveyed to Strategic Options International, LLC by Warranty Deed from Hubert Prater and Jimmy R. Prater, recorded on the 9th day of October, 2013 in Instrument No. 20131009-0106054, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SHIELD'S DAVIS, SHARPE & HORN'S SUBDIVISION OF PART OF THE ORNDORFF LAND, as recorded in Plat Book 57, Page(s) 86.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **846 North 2nd Street, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 22nd DAY OF OCTOBER, 2015.

Strategic Options International LLC, a Tennessee Limited Liability Company

BY: _____
Myron Dowell
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Myron Dowell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Managing Member of Strategic Options International LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd day of October, 2015.

Megan Paulus
Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212