Davidson County DEEDWARR
Recvd: 10/28/15 10:11 2 pgs
Fees:13.00 Taxes:636.19
20151028-0109583

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Jenna Owen
1515 Jones Road
Nashville, Tennessee 37207

SEND TAX BILL TO:
~~Owner~~ movement mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA. 23452

MORTGAGEE
Movement Mortgage LLC
841 Seahawk Circle
Virginia Beach, VA 23452
FRN - 154496

MAP 071
GROUP 12 0
PARCEL 176.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **George Brandt, a married man and Eric Sox, a married man** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Jenna Owen,** an unmarried woman, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 76 on the plan of Victory Heights, of record in Book 1130, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 76 fronts 64 feet on the easterly side of Jones Avenue and runs back between parallel lines 203.1 feet to a dead line.

Being the same property conveyed to George Brandt and Eric Sox by deed from Andy Maloney, Trustee, dated March 9, 2015, of record in, Instrument No 20150311-0020691,, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 1130, page 97, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1515 Jones Road, 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 Jenna Owen, her heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 the 23rd day of October 2015.

George Brandt

Eric Sox

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, George Brandt, a married man and Eric Sox, a married man, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of October 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $171,944.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of October 2015.

NOTARY PUBLIC
My Commission Expires: 3/10/18

STATE OF TENNESSEE NOTARY PUBLIC
DAWN D. [illegible]
WILLIAMSON COUNTY

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

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-22-2018