THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15105537

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $222,000.00.

Affiant

Subscribed and sworn to before me, this ~~30th~~ 2nd day of ~~October~~ Nov., 2015.

Notary Public
My Commission Expires: 3/10/19

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

BILL GARRETT, Davidson County
Trans:T20150093711 DEEDWARR
Recvd: 11/03/15 12:46 2 pgs
Fees:13.00 Taxes:821.40
20151103-0111986

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Juwan Cortes 253 MAXWELL PL Antioch TN 37013-5814	~~New Owner~~ Movement Mortgage, LLC 2500 21st Ave. South Nashville, TN 37212	Tax Parcel ID No. 176010B01300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert J. Malloy and Karen L. Malloy, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Juwan Cortes*** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 204** on the Plan of Maxwell Place P.U.D. of record in Instrument No: 20050418-0042714, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert J. Malloy and Karen L. Malloy, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 17th day of August, 2006 in Instrument No. 20060817-0101337, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

* married

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

** corrected in Instrument 20050614-0067855

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAXWELL PLACE P.U.D., as recorded in Instrument No. 20050418-0042714 and Surveyor's Certificate of Correction recorded at Instrument No. 20050614-0067855.

Covenants, Conditions and Restrictions recorded in Instrument No. 20060301-0023937.

Charter of Homeowners Association, recorded at Instrument No. 20060309-0027699.

Lease recorded at Instrument No. 20100819-0065774.

Quitclaim Deed for Open Spaces, recorded at Instrument No. 20060301-0023936.

Agreement for Right of Way recorded in Book 4063, Page 299.

Power of Attorney in Instrument # 20151103-0111985, Register's Office for said County.

This is improved property located at 253 MAXWELL PL Antioch TN 37013-5814

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2015.

Robert J. Malloy by Karen L. Malloy Attorney in Fact

Robert J. Malloy by Karen L. Malloy
Attorney in Fact

Karen L. Malloy

Karen L. Malloy

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karen L. Malloy with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen L. Malloy, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Robert J. Malloy, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of October, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018