WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/12/15 08:13 3 pgs
Fees:18.00 Taxes:444.00
20151112-0114607

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $120,000.00.

Affiant

Subscribed and sworn to me on November 10th, 2015.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Benjamin M. Strano 256 Timmons Street Nashville, TN 37211	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	11914006600

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Orazio Joseph Strano and Mary Lou Strano, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Benjamin M. Strano and Katie M. Strano, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 and the westerly 25 feet of Lot No. 6 on BLOCK "D" on the plan of WOODBINE COURTS, PART TWO, not of record, and described as follows:
>
> BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF EAST TIMMONS AVENUE, THE COMMON CORNER OF LOTS 4 AND 5; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHERLY 156.5 FEET TO A POINT; THENCE EASTERLY 100 FEET TO A POINT IN THE SOUTH LINE OF LOT 24; THENCE SOUTHERLY PARALLEL TO THE LINE BETWEEN LOTS 4 AND 6, 156.50 FEET TO THE NORTHERLY MARGIN OF EAST TIMMONS AVENUE; THENCE WITH THE MARGIN OF THE SAME, WESTERLY 100 FEET TO THE BEGINNING.
>
> BEING THE SAME PROPERTY CONVEYED TO ORAZIO JOSEPH STRANO AND MARY LOU STRANO, HUSBAND AND WIFE, BY WARRANTY DEED FROM J. CRAIG MYRICK, A MARRIED MAN, RECORDED ON THE 29th DAY OF June, 2010 IN INSTRUMENT NO. 20100629-0050658, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.
>
> This is improved property, known as 256 Timmons Street, Nashville, TN 37211

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on November 9, 2015.

Orazio Joseph Strano

Orazio Joseph Strano

Mary Lou Strano

STATE OF Connecticut
COUNTY OF Fairfield ss: Danbury

On November _____, 2015 before me personally appeared Orazio Joseph Strano and Mary Lou Strano to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on November 9, 2015.

NOTARY PUBLIC

My Commission Expires: 9/30/20 Gerald E. Daly

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017