(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2015

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150106632 DEEDWARR
Recvd: 12/17/15 12:45 2 pgs
Fees:13.00 Taxes:514.30
20151217-0127033

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph J. Levickis	Movement Mortgage LLC	028-00-0
(NAME)	(NAME)	(MAP)
4702 Grays Point Rd.	3310 West End Avenue, 500	020.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Joelton, TN 37080-7914	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Bernardo Garcia, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Joseph J. Levickis, a single man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Southerly part of Tract 2 of record in Deed Book 4820, page 173, and also being a part of Lots Nos. 13 and 14 on the Map of Henry Flotos Estates, and of record in Book 421, page 147, said Register's Office described according to a survey by Ralph Lamber & Sons, dated October 11, 1975, as follows: Beginning at an iron pin in the westerly margin of Grays Point Road, said point located northerly 480.23 feet, more or less, from the North right of way of Ridge Hill Road, the same being the Southeast corner of Tract 2; thence with the right of way of Grays Point Road North 1 degree 31 minutes East 55.25 feet to an iron pin; thence continuing with the right of way of said road North 13 degrees 13 minutes East 55.0 feet to an iron pin; thence leaving the road North 73 degrees West 118.5 feet to an iron pin in a fence line; thence North 67 degrees 45 minutes west 1808.3 feet to an iron pin, the same being the southwest corner of Tract 2; thence with the southerly line of Tract 2 South 69 degrees 10 minutes East 1902.62 feet to the point of beginning.

Being the same property conveyed to Bernardo Garcia by Tennessee Special Warranty Deed from Citifinancial Inc., Carrie Wallace, in her capacity as Vice President of Closing Operations, of Olympus Asset Management, Attorney in Fact for CitiFinancial, Inc., of record in Instrument No. 20110719-0055172 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4702 Grays Point Rd., Joelton, Tennessee 37080-7914

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, 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 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 my/our hand(s) this 15th day of December, 2015.

Bernardo Garcia

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Bernardo Garcia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of December, 2015.

Notary Public

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 3/3/19