BILL GARRETT, Davidson County
Trans:T20150106644 DEEDWARR
Recvd: 12/17/15 13:30 2 pgs
Fees:13.00 Taxes:861.89
20151217-0127048

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MIS22603

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

ADDRESS NEW OWNER:
Julie Laskoski
422 Alta Loma Road
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

MORTGAGEE
Movement Mortgage LLC
841 Seahawk Circle
Virginia Beach, Virginia 23452

MAP 025
GROUP 16 0
PARCEL 072.00

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 **Julie Laskoski, 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:

SITUATED IN THE CITY OF GOODLETTSVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE TO WIT:

BEING LOT NO. 46 ON THE PLAN OF GOODLETTSVILLE HEIGHTS, SECTION 4, OF RECORD IN BOOK 2133, PAGE 43, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 46 FRONTS 138.2 FEET ON THE EASTERLY MARGIN OF ALTA LOMA ROAD AND RUNS BACK 350 FEET ON THE NORTHERLY LINE AND 316 FEET ON THE SOUTHERLY LINE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 98.6 FEET.

Being the same property conveyed to George Brandt and Eric Sox, joint tenants with right of survivorship by deed from Jason S. Mangrum, J.P. Sellers, Lori Liane, John R. Roan, Substitute Trustee, dated October 7, 2015, of record in Instrument No 20151013-0104138, 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 2133, page 43, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 422 Alta Loma Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Julie Laskoski, an unmarried woman, 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 11th day of December, 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 11th day of December, 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 $232,944.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of December, 2015.

NOTARY PUBLIC
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016