THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126129** PLEASE RETURN TO: WARRANTY TITLE INS CO. 165 INDIAN LAKE BLVD STE 108 HENDERSONVILLE, TN 37075	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $220,100.00. Affiant Subscribed and sworn to before ~~me, this 25th~~ day of January, 2016. Notary Public My Commission Expires: _____ WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Heather N. Knott 1918 MORAN AVE Nashville TN 37216-3518	Send Tax Bills To: Movement Mortgage, LLC. 841 Seahawk Circle Virginia Beach, VA 23452	Tax Information: Tax Parcel ID No. 07305004800

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, **Daxon Edwards, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Heather Knott, an unmarried woman** ("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. 41 on the Map of Virginia Manor Subdivision as of record in Book 1835, Page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 41 fronts 75 feet on the Southeasterly margin of Moran Drive and runs back between lines 158.2 feet on the Northeasterly line and 169.1 feet on the Southwesterly line to a dead line, on which it measures 56 feet.

Being the same property conveyed to Daxon Edwards by Warranty Deed from Mary Josephine Kornmeyer, a widow, by and through Carl Warde Kornmeyer, Attorney in Fact, recorded on the 3rd day of May, 2006 in Instrument No. 20060503-0050779, 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.

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

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 VIRGINIA MANOR SUBDIVISION, as recorded in Plat Book 1835, Page(s) 22.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4145, Page 757.

BILL GARRETT, Davidson County
Trans:T20160008784 DEEDWARR
Recvd: 02/02/16 09:39 2 pgs
Fees:13.00 Taxes:814.37
20160202-0009871

This is improved property located at 1918 MORAN AVE Nashville TN 37216-3518

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 25th day of January 2016.

Daxon Edwards

Natalie S. Edwards

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daxon Edwards and Natalie S. Edwards, 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 25th day of January 2016.

Notary Public

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018