WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160011038 DEEDWARR
Recvd: 02/09/16 13:56 2 pgs
Fees: 13.00 Taxes: 2081.25

20160209-0012539

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $562,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

AMANDA VAUGHN State of Tennessee Notary Public DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Allison Hayes-Basile	Movement Mortgage, Inc.	
(NAME)	(NAME)	
1816 10th Avenue South	841 Seahawk Circle	105-9-V 2CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **RMN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON HAYES-BASILE, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B of 1817 Hillside Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1817 Hillside Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140905-0081435, as amended in Instrument No. 20140905-0081758, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1817 Hillside Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140905-0081435, as amended in Instrument No. 20140905-0081758, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to RMN Properties, LLC, a Tennessee limited liability company by deed from Dorothy M. Love, unmarried, dated August 27, 2014, of record in Instrument No. 20140829-0079070, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Book 57, Page 95, said Register's Office; restrictive covenants of record in Instrument No. 20140905-0081435 and Instrument No. 20140905-0081758, said Register's Office; and Charter of record in Instrument No. 20140911-0083294, said Register's Office.

unimproved
This is improved x property, known as 1816 10th Avenue South, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 3 day of February, 2016

RMN PROPERTIES, LLC

BY: _____

RICHARD MARK NORTON, MEMBER

STATE OF Missouri
COUNTY OF Newton

Before me, the undersigned notary public, personally appeared Richard Mark Norton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of RMN Properties, LLC the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of February, 2016.

Commission expires: 3-31-18

_____
Notary Public

ELAINE JOINES
Notary Public - Notary Seal
State of Missouri, Jasper County
My Commission Expires March 31, 2018
Commission # 14550433

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1039