FILE NUMBER
3503442

REGISTER'S USE ONLY:

BILL GARRETT, Davidson County
Trans:T20160015077 DEEDWARR
Recvd: 02/24/16 09:49 2 pgs
Fees:13.00 Taxes:1373.42
20160224-0017458

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $371,195.00.

Jessica A. White
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 16th DAY OF February 2016.

RHONDA S. HARDISON
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 11-21-2017

Rhonda S. Hardison
NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
R. W. Hardison , Esq.
Hardison Law Office, PLLC
3312 Kedron Road
Spring Hill, TN 37174

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

NEW OWNER:
Robin Rhodes and Kyle Shoulders
6102A Pennsylvania Avenue
Nashville, TN 37209

GENERAL WARRANTY DEED

This indenture is made and entered into this 16th day of February, 2016 between KEITH A. BOLTON (hereinafter referred to as "GRANTOR") and ROBIN RHODES AND KYLE SHOULDERS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

Unit A of the Homes at 6102 Pennsylvania Avenue as shown in the Declaration of Covenants, Conditions, and Restrictions for Homes at 6102 Pennsylvania Avenue, a horizontal property regime with private elements and no general common elements of record in Instrument No. 201505110042792, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to Nashville Equipment Service, Inc. by Warranty Deed from James M. Gunter dated May 20, 1982 and recorded May 26, 1982 in Book 5890, Page 684, in said Register's Office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to Keith A. Bolton by General Warranty Deed from Nashville Equipment Service, Inc. (AKA Nashville Equipment and Service, Inc.) dated January 23, 2015 and recorded January 27, 2015 as Instrument No. 201501270007617, in said Register's Office for Davidson County, Tennessee.

Tax Parcel # 091 02 0 118.00 P/O

Property Address: 6102A Pennsylvania Avenue, Nashville, TN 37209

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is a portion of the same property contained in the prior deed and has been taken from the afore-mentioned plat.

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

KEITH A. BOLTON

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned, a Notary Public in and for the aforesaid state and county, personally appeared Keith A. Bolton, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

Witness my hand and seal in Spring Hill, Tennessee this 16th day of February, 2016.

NOTARY PUBLIC
Commission Expires: _____

R. W. HARRISON STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 6-26-2019