28612-8

return to: Attorneys Title Company, Inc.

Box 14

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $258,000.00

Affiant

Subscribed and sworn to before me, this 7th day of July, 2016.

Notary Public
My commission expires: 5-8-18

ANNA AGEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Allie Elise Arnette	Movement Mortgage, LLC	104-01-0-108.00
3721 Sentinel Drive	P.O. Box 10610	
Nashville, TN 37209-4832	Virginia Beach, VA 23450	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy H. Fairchild, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Allie Elise Arnette, an unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Second Revised Plan of Valley View Subdivision, Section 1, of record in Plat Book 2331, Page 113, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nancy H. Fairchild, an unmarried woman, by Deed dated June 30, 1997 from Mark Joseph Martin and wife, Venita P. Martin, Heirs-at-Law/Phyllis R. Martin, of record in Book 10524, Page 102, Register's Office for Davidson County, Tennessee. Affidavit of Heirship of record in Instrument No. 20160707-0069626, Register's Office for Davidson County, Tennessee.

This property is improved property known as **3721 Sentinel Drive, Nashville, TN, 37209-4832.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 2331, Page 113; (3) Restrictions of record in Book 2446, Page 146, amended in Book 2487, Page 19, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; (4) Easement for Storm Sewer of record in Book 3866, Page 456; All of record in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160058788 DEEDWARR
Recvd: 07/11/16 11:05 2 pgs
Fees:13.00 Taxes:954.60
20160711-0070578

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 7th day of July, 2016.

Nancy H. Fairchild

Nancy H. Fairchild

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy H. Fairchild** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 7th day of July, 2016.

Annette Belyea

Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016064541