WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160062794 DEEDWARR
Recvd: 07/21/16 12:04 2 pgs
Fees: 13.00 Taxes: 621.23
20160721-0075172

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $167,900.00.

Affiant

Subscribed and sworn to before me this 20th day of July, 2016.

Notary Public
My Commission expires: 3/10/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Grant Fann	Movement Mortgage, LLC	063-08-0A-001.00CO
4018 Liberty Street	841 Seahawk Circle	
Old Hickory, TN 37138	Virginia Beach, VA 23452	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Terrell Starks, a single person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Grant Fann and Samantha Fann, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Liberty Street Cottages, a Horizontal Property Regime of record in Instrument 20151103-0112183, Exhibit "B", Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Terrell Starks by Default Judgment from Jeanette McGee, Mary H. Barksdale, Melvin Martin, James Martin, Jr., Ora Dee Palmers, Gladys Jean Dominques, Merelyn Smith and Carolyn Martin, Defendants, of record in Instrument 20140130-0008451, dated January 29, 2014, Register's Office for said County. See also Default Judgment of record in Instrument 20140110-0002687, dated October 8, 2013; Final Decree Confirming Sale of record in Instrument 20110126-0007180, dated January 10, 2011; Quitclaim Deed of record in Instrument 20071015-0122078, dated September 18, 2007; and Warranty Deed of record in Book 6790, Page 123, dated February 24, 1986, Register's Office for said County.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on Plan as shown as an Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20151103-0112183 Register's Office for said County; Subject to all matters on Plan of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20151103-0112183, Register's Office for Davidson County, Tennessee.
- Charter of Liberty Street Cottages Homeowner's Association, Inc., of record in Instrument No. 20151103-0112183, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4018 Liberty Street, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 20, 2016.

Terrell Starks

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Terrell Starks** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 20, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY