BILL GARRETT, Davidson County
Trans: T20160066014 DEEDWARR
Recvd: 08/01/16 15:07 2 pgs
Fees: 13.00 Taxes: 1061.90
20160801-0079219

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 16078398

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $287,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of July, 2016.

Sondra Reece
Notary Public
My Commission Expires: 3/3/2020

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. m16513c

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Leslie Browner 316 51St Avenue North Nashville TN 37209-3358	movement mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	Tax Parcel ID No. 091-15-0-211.00

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, **Christine E. Keyes, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Leslie A. Browner, a single 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 the Northerly 44 feet of the Southerly 100 feet of the Westerly one-half of Block No. 9 on the Plat of the Realty Savings Bank and Trust Company's Revised Plat of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.

Beginning 56 feet North of the Northeast corner of 51st Avenue North and Elkins Avenue; thence with the Easterly margin of 51st Avenue North, Northerly 44 feet to a point, 50 feet South of the Southerly margin of an alley; thence Easterly and parallel with said alley 160 feet; thence Southerly and parallel with the Easterly margin of 51st Avenue North 44 feet; thence Westerly and parallel with the Northerly margin of Elkins Avenue, 160 feet to the beginning.

Being the same property conveyed to Christine E. Keyes by Warranty deed from Amanda G. Heltsley Butters, married of record in Instrument No. 20040526-0061833 Register's Office for Davidson County, Tennessee, dated May 20, 2004 and recorded on May 26, 2004.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee.

This is improved property located at 316 51St Avenue North Nashville TN 37209-3358

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 28th day of July, 2016.

Christine E. Keyes N/A

Christine E. Keyes

STATE OF SouthCarolina)
COUNTY OF Greenville)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christine E. Keyes, 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 28 day of July, 2016.

Barbara Sylvester
Notary Public
My Commission Expires: NOV 07 2021

