Davidson County DEEDWARR Recvd: 08/15/16 16:11 3 pgs Fees:18.00 Taxes:906.50 **20160815-0085052**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00 Nima Lama Affiant Subscribed and sworn to before me, this 15th DAY OF August, 2016. Notary Public MY COMMISSION EXPIRES: 10-12-19 (AFFIX SEAL)

WARRANTY DEED

RMM16-0610

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nima Lama	Movement Mortgage, LLC	
610 Franklin Limestone Road	(NAME) 841 Seahawk Circle	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Virginia Beach, VA 23452	149-005.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we NEIL HARGIS AND KATHERINE HARGIS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NIMA LAMA, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, and described according to a boundary survey by McConnell Engineering Consultants, Inc., dated July 19, 1989, as follows:

Beginning at an iron rod in the easterly margin of Mullins Road a/k/a Franklin-Limestone Road, said iron rod being the southwest corner of the herein described tract and the northeast corner of J.R. Gregory property as recorded in Book 4922, Page 67, in the Register's Office for Davidson County, Tennessee; thence with the easterly margin of Mullins Road, on a curve having a chord measure of North 17° 09' 50" East 288.745 feet to an iron rod; thence South 85° 17' 22" East 258.04 feet to an iron pin; thence South 71° 19' 58" East 309.78 feet to an iron rod. said iron rod being located in the westerly boundary line of Piccadilly Square, Phase I, as recorded in Plat Book 5200, Page 722, in said Register's Office, thence with the boundary line, South 38° 01' 13" West 91.24 feet to an iron rod; thence South 40° 44' 17" West 165.57 feet to an iron rod; thence North 84° 56' 13" West 473.46 feet to the point of beginning, containing 3.20 acres, more or less.

Being the same property conveyed to Steven Michael Miller, unmarried by Warranty Deed from 724 Due West Unit J Trust, of record in Instrument No. 20100323-0021608, Register's Office for Davidson County, Tennessee, dated March 19, 2010 and recorded on March 23, 2010.

Being the same property conveyed to Neil Hargis and Katherine Hargis, husband and wife by Warranty Deed from Steven Michael Miller, married, of record in Instrument No. 20160205-0011436, Register's Office for Davidson County, Tennessee, dated February 4, 2016 and recorded on February 5, 2016.

unimproved ( )
This is improved (X) property, known as 610 Franklin Limestone Road , Nashville, Tennessee 37217
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 15th day of August, 2016.

Neil Hargis by Jeffrey Hargis, Attorney-in-Fact

Katherine Hargis by Jeffrey Hargis, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 15th day of August, 2016, before me personally appeared Jeffrey Hargis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Neil Hargis and who acknowledged he executed the same as the free act and deed of the said Neil Hargis.

Witness my hand and official seal, this 15th day of August, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



STATE OF Tennessee
COUNTY OF Davidson

On this 15th day of August, 2016, before me personally appeared Jeffrey Hargis to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Katherine Hargis and who acknowledged he executed the same as the free act and deed of the said Katherine Hargis.

Witness my hand and official seal, this 15th day of August, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/21/2017

