THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $147,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2016.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160076190 DEEDWARR
Recvd: 08/31/16 11:55 2 pgs
Fees:13.00 Taxes:543.90
20160831-0091348

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Derrick Beard Tiffany Beard 336 Dinwiddie Drive Madison, TN 37115	Movement Mortgage 841 Seahawk Circle Virginia Beach, VA 23452	034 10 0 064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Guardian Properties, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Derrick Beard and Tiffany Beard, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 63 on the Plan of Stanley Heights, of record in Plat Book 3300, Page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed by Special Warranty Deed from The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1 to Guardian Properties, LLC, as recorded on the 11th day of May, 2016 in Instrument No. 20160511-0046703; Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee to The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1, as recorded on the 2nd day of February, 2016 in Instrument No. 20160202-0009866 and Warranty Deed from Angela R. Word, a married person to LaToya Blair, an unmarried person, as recorded on the 21st day of December, 2006 in Instrument No. 20061221-0157582, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 336 Dinwiddie Drive, Madison, TN 37115.

This conveyance is made subject to (1.) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; (2.) all applicable zoning ordinances; (3.) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5.) building restrictions, and (6.) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 26th day of August, 2016.

Guardian Properties, LLC

Timothy Allen Brinn, Managing Member

Jacob Robert Byron, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy Allen Brinn and Jacob Robert Byron, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Managing Members of Guardian Properties, LLC, the within named bargainor, a LLC, and that they as such Managing Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Guardian Properties, LLC, by the said Timothy Allen Brinn and Jacob Robert Byron, as its Managing Members.

WITNESS my hand and seal at office this 26th day of August, 2016.

SONDRA REECE
STATE OF TENNESSEE
NOTARY
PUBLIC
SUMNER COUNTY

Notary Public

My Commission expires:
3/3/2020