This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $320,000.00.

Affiant

Subscribed and sworn before me this the 30th day of August, 2016.

Notary Public
My commission expires:

BILL GARRETT, Davidson County
Trans:T20160076772 DEEDWARR
Recvd: 09/01/16 13:26 2 pgs
Fees:13.00 Taxes:1184.00
20160901-0092077

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Elizabeth M. Byers	Movement Mortgage, LLC	083-06-0-063.00
818 Setliff Place	841 Seahawk Circle	
Nashville, TN 37206	Virginia Beach, VA 23452	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEMINA PEARL ABEGG, AND BENJAMIN SMITH, WIFE AND HUSBAND, AND MICHELLE ABEGG, AND JAMES ABEGG, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELIZABETH M. BYERS, AN UN MARRIED WOMEN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Map of Roy F. Williams Subdivision of The Hunter Tract, of record in Plat Book 547, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jemina Pearl Abegg, a single woman and Michelle Abegg, a married woman, as tenants in common with right of survivorship by Warranty Deed from Aaron Fortner and Jason Minor, of record in Instrument No. 20070130-0012099, Register's Office for Davidson County, Tennessee, dated January 17, 2007 and recorded on January 30, 2007.

The same Jemina Pearl Abegg, having since been married to Benjamin Smith, both residing in the property as their marital residence.

The same Michelle Abegg and/or James Abegg, husband, never resided in this property.

Being also known as 818 Setliff Place, Nashville, Tennessee 37206.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 818 Setliff Place, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 30th day of August, 2016.

Jemina Pearl Abegg

Benjamin Smith

Michelle Abegg

James Abegg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jemina Pearl Abegg, Benjamin Smith, Michelle Abegg, and James Abegg, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2016.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY