WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/16 14:50 3 pgs
Fees:18.00 Taxes:1998.00
20160902-0092836

Amelia Swanson State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2016

Notary Public

MY COMMISSION EXPIRES: 5/27/19
(AFFIX SEAL)

MST 2016-1206

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William P. Zullo and Kelly J. Zullo, husband and wife	Movement Mortgage LLC	117 04 0Q 002.00
(NAME) 1516 B Kirkwood Avenue	(NAME) 841 Seahawk Circle	
(ADDRESS) Nashville, TN37212	(ADDRESS) Virginia Beach VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Owasso Development, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William P. Zullo and Kelly J. Zullo, 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:

Land in Davidson County, Tennessee, being Unit B, as shown on Exhibit B in the Declaration of Covenants, Conditions and Restrictions for Homes at 1516 Kirkwood, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130712-0072467, 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 a portion of the same property conveyed to Treemont Properties, LLC by warranty deed from Liberty Development, LLC, a Tennessee limited liability company of record in Instrument No. 20120405-0029226 Register's Office for Davidson County, Tennessee, dated 03/23/2012 and recorded on 04/05/2012.

Being the same property conveyed to Owasso Development, LLC by deed of Treemont Properties, LLC of record in Instrument No. 20150720-0070938, said Register's Office, dated 07/17/2015.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. 2016 tax a lien on 01/01/2016 but not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130712-0072467, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons Subject to all matters shown on the Plan

of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee. Storm sewer and drainage ditch of record in Book 3505, Page 220 and Book 3505, Page 510, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements. ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy.

This property, known as 1516 B Kirkwood Avenue, Nashville, TN 37212
(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 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. 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 31 DAY OF August, 2016.

Owasso Development, LLC

BY: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Talbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of August 2016.

_____
Notary Public

My commission expires: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 5/27/2019

Amelia Swanson
State of Tennessee Notary Public
Williamson County