ADDRESS NEW OWNER: Afsaneh Moayedi
5312 Edmondson Pike, #4
Nashville, TN 37211

SEND TAX BILL TO: Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Lane, SC 29707

MAP-PARCEL NOS. 161010A060000CO

BILL GARRETT, Davidson County
Trans:T20170001037 DEEDWARR
Recvd: 01/05/17 10:17 2 pgs
Fees:13.00 Taxes:388.50
20170105-0001198

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Jessica Murphy, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Afsaneh Moayedi** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 5312-#4, as shown on the Plat of Danbury, of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of Danbury Homeowners' Association, all as described in Book 6612, Page 75, et seq., said Register's Office.

Being the same property conveyed to Jessica Murphy, an unmarried person, from Deborah C. Holley and Keithly S. Curd by Warranty Deed recorded on July 10, 2015, in Instrument No. 20150710-0067280, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5312 Edmondson Pike, #4, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid by Grantor at closing.(2) Master Deed in Book 6612, Page 75, said Register's Office.(3) By-Laws in Book 6612, Page 107, said Register's Office.(4) Charter for Homeowners Association in Book 6625, Page 510, said Register's Office.(5) All matters of record in the Resubdivision of I of Country Place of record in Plat Book 4675, Page 65, said Register's Office.(6) Agreement to grant sewer and water easements as incorporated in Order in Chancery Court Minute Book 221, Page 638, Chancery Court for Davidson County, Tennessee.(7) Storm sewer and/or sanitary sewer easement in Book 7291, Page 879, said Register's office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of January 2017.

Jessica Murphy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Jessica Murphy, unmarried,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of January 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $105,000.00.

Affiant

Subscribed and sworn before me this 3rd day of January 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

File No. 1612K294