WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M165773

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of January, 2017, by and between Karyle S. McMahon, unmarried, party of the first part, and Ashley M King, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of One Hundred Six Thousand and no/100 Dollars ($106,000.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 82 of the Belle Forest Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as Amended, Tennessee Code Annotated, and as established by a Master Deed, or record in Book 5438, Page 699 and as amended in Book 6896, Page 144 and Instrument No. 20090819-0078072, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest Condominiums, as of record in Book 5200, Page 167, said Register's Office for a more complete identification and description of said unit.

Being all or part of the same property conveyed to Karyle S. McMahon by virtue of that certain Quit Claim Deed dated June 12, 2008, and being of record at Instrument No. 20080617-0062219 in the Register's Office of Davidson County, Tennessee.

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), her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Karyle S. McMahon

Karyle S. McMahon

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Karyle S. McMahon, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of January, 2017.

Cheryl M. Rodgers

Notary Public

My Commission Expires: 12-22-19

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

BILL GARRETT, Davidson County
Trans:T20170002764 DEEDWARR
Recvd: 01/11/17 09:53 2 pgs
Fees:13.00 Taxes:392.20
20170111-0003083

Property Owner & Address:	Ashley M King 214 Old Hickory Blvd, Unit 82 Nashville, TN 37221
Tax Parcel No	142040A08200CO
Property Address:	214 Old Hickory Blvd Unit #82 Nashville, TN 37221
MAIL TAX BILLS TO:	Movement Mortgage, LLC PO Box 6605922 Dallas, TX 75266

STATE OF
COUNTY OF

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $106,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ashley Pospiech
AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of January, 2017.

Sondra Reece
Notary Public

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 3/3/2020