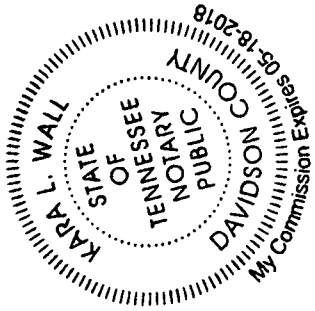


(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $124,000.00.

Affiant

Subscribed and sworn to before me this 18th day of January, 2017.

Notary Public

My commission expires:

BILL GARRETT, Davidson County
Trans:T20170009393 DEEDWARR
Recvd: 02/01/17 11:12 2 pgs
Fees:13.00 Taxes:458.80
20170201-0010651

THIS INSTRUMENT PREPARED BY:
Smart Title & Escrow, LLC
256 Seaboard Lane, Suite D-101
Franklin, TN 39067

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Caleb Brown	**Movement Mortgage, LLC**	**081-11-0-225-00**
1620 Century Street	8024 Calrin Hall Rd	
Nashville, TN 37208	Indian Land, SC 29707	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Aequitas II, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Caleb Brown, an unmarried man and Donisha Simonton, a married woman, as tenants in common with right of survivorship

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 363 on the Plan of McGavock, Wetmore and Others' Plan of Lots in the 2nd Addition to Nashville, called the Town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of said lots from 50 feet on the northerly side of Century Street, formerly Short Street and runs back between parallel lines with the westerly margin of 17th Avenue North, formerly James Street, 100 feet to a dead line.

Being the same property conveyed to Aequitas II, LLC by Warranty Deed from Crown Industries, LLC of record in Instrument No. 20151120-0118178 Register's Office for Davidson County, Tennessee, dated November 17, 2015 and recorded on November 20, 2015.

This is X improved ☐ unimproved property known as **1620 Century Street, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows: Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee and real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of January, 2017.

Aequitas II, LLC
By: Brad Hill
Its: President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Brad Hill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President, and is authorized to execute the instrument on behalf of Aequitas II, LLC, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand and official seal this 18th day of January, 2017.

Notary Public
My Commission Expires: _____

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2020

Smart Title File No. TN1115
256 Seaboard Lane, Ste D101
Franklin, TN 37067