WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170024153 DEEDWARR
Recvd: 03/22/17 09:19 2 pgs
Fees: 13.00 Taxes: 899.10
20170322-0027810

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

G-ZR-17-07814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00.

X _____ (Affiant)

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2017.

_____ Notary Public

MY COMMISSION EXPIRES: 2/25/20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tara L. Fleisher	Movement Mortgage, LLC	
(NAME)	(NAME)	**173-09-0A-181.00-CO**
7814 Heaton Way	PO Box 6605922	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Dallas, TX 75266	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MOLLY JOHNSON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TARA L. FLEISHER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Phase "B", Lenox Village of record in Plat at Instrument No. 20031024-0157237, 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 Molly Johnson, an unmarried woman by Warranty Deed from Christina Forster and husband, James Michael Forster of record in Instrument No. 20150519-0045827 Register's Office for Davidson County, Tennessee, dated May 15, 2015 and recorded on May 19, 2015.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Instrument No. 20031024-0157237, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032825, Instrument No. 20051226-0158459 and Instrument No. 20020911-0110906, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020315-0032826 and Instrument No. 20051226-0158458, Register's Office for Davidson County, Tennessee.
- Charter of the Lenox Village Town Center Association, Inc. of record in Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Association, Inc. of record in Instrument No. 20020412-0045831, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas from Lenox Village I, LLC and Lenox Village III, LLC unto Lenox Village Neighborhood Association of record in Instrument No. 20020501-0053757 and as re-recorded in Instrument No. 20020507-0056338, in the Register's Office for Davidson County, Tennessee.
- Ingress/Egress Easement reserved of record in Instrument No. 20010103-0000902 and Instrument No. 20010822-0090889, in the Register's Office for Davidson County, Tennessee.
- Easement for sanitary sewer, water mains and appurtenances of record in Instrument No. 20011129-0130322, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7361, Page 230 and in Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.
- Access Easement retained by the Lord's Chapel Church of record in Instrument No. 20010103-0000902, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, Page 449, Instrument No. 20011106-0121932 and Instrument No. 20010918-0100850, in the Register's Office for Davidson County, Tennessee.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M17C003

- Grant Easement of record in Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances of record in Instrument No. 20011112-0123853, in the Register's Office for Davidson County, Tennessee.
- Easement for stormwater detention of record in Instrument Number 20020408-0042675, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7814 Heaton Way , Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 20th DAY OF MARCH, 2017.

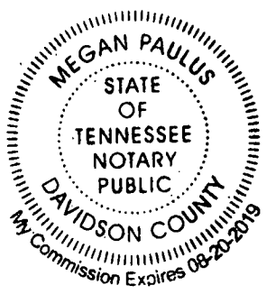
Molly Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOLLY JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212