WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

W-VRES-17-1003

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)
Jonathan K. Cressman	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
1003 Thomas Avenue	**8024 Calvin Hall Road**	**072-06-0-153.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Indian Land, SC 29707**	
(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, **JERRY D. GRAY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN K. CRESSMAN, AN UNMARRIED MAN,** 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 the Easterly 48 feet of the Westerly 96-1/2 feet of Lot "W" or 9 on the corrected Plat of E.J. Childress Subdivision of the J.H. Ambrose Tract, as of record in Book 332, Page 134, Register's Office for said County.

Said part of Lot "W" or 9 fronts 48 feet on the Northerly side of Thomas Street and runs back between parallel lines 152 feet, more or less, to a dead line.

Being the same property conveyed to Jerry D. Gray, an unmarried man by Warranty deed from Stephen R. Guy and wife, Rita D. Guy of record in Instrument No. 20090602-0050859 Register's Office for Davidson County, Tennessee, dated May 28, 2009 and recorded on June 02, 2009.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 332, Page 134, 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: **1003 Thomas Avenue, Nashville, Tennessee 37216**.

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.

BILL GARRETT, Davidson County
Trans:T20170051975 DEEDWARR
Recvd: 06/19/17 10:15 2 pgs
Fees:13.00 Taxes:740.00
20170619-0061068

Witness my/our hand(s) this the 15th DAY OF JUNE, 2017.

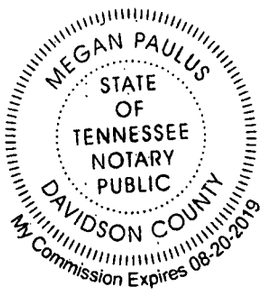
Jerry D. Gray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY D. GRAY, 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 15th of June, 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