WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064394 DEEDWARR
Recvd: 07/27/17 09:41 2 pgs
Fees:13.00 Taxes:2367.63
20170727-0076014

MST 2017-0849

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $639,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2017

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany M. Moncel	Movement Mortgage, LLC	094-01-0-414.00
(NAME)	(NAME)	
713 S. 15th St.	8024 Calvin Hall Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Delta Four, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bethany M. Moncel, a single person** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 86 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, 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 Kudzu Real Estate, Inc. by Warranty deed from Marshall Harper and Wilma Doris Brown, heir of the Estate of Joyce Ann Jennings of record in Instrument No. 20150504-0040120 Register's Office for Davidson County, Tennessee, dated April 23, 2015 and recorded on May 04, 2015. (Value of consideration shown in aforementioned deed $88,000.00.)

Being the same property conveyed to Elevate Land Investments, LLC by Warranty deed from Kudzu Real Estate, Inc. of record in Instrument No. 20150624-0060498 Register's Office for Davidson County, Tennessee, dated June 18, 2015 and recorded on June 24, 2015. (Value of consideration shown in aforementioned deed $153,000.00.)

Being the same property conveyed to Delta Four, LLC by Warranty deed from Elevate Land Investments, LLC of record in Instrument No. 20151222-0128940 Register's Office for Davidson County, Tennessee, dated December 22, 2015 and recorded on December 22, 2015. (Value of consideration shown in aforementioned deed $173,044.49.)

Being also known as 713 South 15th Avenue Nashville, Tennessee 37206.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 1835, Page 48, as amended in Book 2032, Page 191, Register's Office for Davidson County, Tennessee. Easement(s) of record in Book 2015, Page 639, in the Register's Office for Davidson County, Tennessee.

This property, known as 713 S. 15th St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 7TH DAY OF JULY, 2017.

Delta Four, LLC

BY: _____

Monte Poe, Authorized Representative

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, personally appeared Monte Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself an Authorized Representative of Delta Four, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company and that Monte Poe, as an Authorized Representative being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company, himself/herself, as an Authorized Representative of said limited liability company.

Witness my hand and official seal at office, this 7th day of July, 2017.

_____
Notary Public

My commission expires: 5/27/2019

(SEAL)

