WARRANTY DEED

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Lisa A. Miller and Noland P. O'Boyle	Movement Mortgage, LLC	09613013300
(NAME)	(NAME)	
900 Shauna Drive	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171867

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, I/we, Juanita G. McCray, Trustee of the McCray Family Revocable Living Trust dated January 20, 2006, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Lisa A. Miller and Noland P. O'Boyle, both unmarried, as tenants in common with right of survivorship, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 17, on the Map of Malvin Heights, which is of record in Book 2330, Page 83, Register's Office for Davidson County, Tennessee, to which record reference is hereby made and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Shauna Drive, the common corner of Lots 16 and 17; thence with the line between said lots, westerly 161.9 feet to a point; thence with the rear line of the lot in a northerly direction 146 feet to a point in the southerly margin of Allen Road; thence with the margin of said Road in an easterly direction 165.7 feet to the beginning of a curve; thence around said curve, in a southeasterly direction 31.58 feet to a point in the westerly margin of Shauna Drive; thence with said margin of said Drive in a southerly direction 106.34 feet to the **POINT OF BEGINNING**.

Being the same property conveyed to Roy A. McCray and Juanita G. McCray, Trustees of The McCray Family Revocable Living Trust dated January 20, 2006 by Warranty Deed from Roy A. McCray and Juanita G. McCray, husband and wife, dated January 20, 2006 and filed of record in Instrument No. 20060207-0014877, Register's Office for Davidson County, Tennessee. The said Roy McCray is now deceased, having died on or about August 8, 2016

Unimproved ☐

This is improved ☒ property, known as 900 Shauna Drive, Nashville, TN 37214
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

BILL GARRETT, Davidson County
Trans:T20170070175 DEEDWARR
Recvd: 08/14/17 10:28 2 pgs
Fees:13.00 Taxes:777.00
20170814-0083020

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 10th day of August, 2017

Juanita G. McCray, Trustee of the McCray Family Revocable Living Trust dated January 20, 2006

Juanita G. McCray, Trustee

By: Juanita G. McCray, Trustee

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Juanita G. McCray, Trustee of the McCray Family Revocable Living Trust dated January 20, 2006, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th of August, 2017.

Notary Public
My Commission Expires: 1-18-19

SONYA M. BRANHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY