THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 171013684** Bill Garrett Davidson County Batch# 24238 DEEDWARR 11/09/2017 09:08:30 AM 3 pgs Fees: $18.00 Taxes: $762.20 20171109-0115296	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~ Wilson) The actual consideration or value, whichever is greater, for this transfer is: $206,000.00. Affiant Subscribed and sworn to before me, this 7th day of November, 2017. Notary Public My Commission Expires: 3-27-18 MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: Marvin J. Argueta Portillo and Mirna-Martinez-Argueta 4959 Barella Drive Antioch TN 37013	Send Tax Bills To: Movement Mortgage LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	Tax Information: Tax Parcel ID No. 148-15-0-062.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Right Road, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marvin J. Argueta Portillo and Mirna Martinez-Argueta, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Haywood Hills, Section One of record in Plat Book 4460, Page 156, 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 Right Road LLC by Special Warranty deed from U.S. Bank National Association of record in Instrument No. 20080229-0020313 Register's Office for Davidson County, Tennessee, dated February 11, 2008 and recorded on February 29, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 156, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4691, Page 667, as amended in Book 4851, Page 461, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 4959 Barella Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of November, 2017.

Right Road, LLC

BY: _____
Scott D. Whelan, Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott D. Whelan, with whom I am personally acquainted, and who upon oath acknowledged himself to be a Member of Right Road LLC, the within named bargainor, a Tennessee limited liability company, and that he as such member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its member.

Witness my hand, at office, this 7th day of November, 2017.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: 3-27-18
Notary's Seal (if on paper)

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY