WARRANTY DEED

Bill Garrett Davidson County
Batch# 43637 DEEDWARR
01/03/2018 08:27:20 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20180103-0000699

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00.

Affiant

Subscribed and sworn to me on 12/27/17.

NOTARY PUBLIC
My Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Max V Palmer Kayla E Collins 1309 Neelys Bend Circle Madison, TN 37115	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 29707	052-16-113.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged Housing Investment Inc, a Tennessee Corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Max V Palmer, an unmarried man and Kayla E Collins, an unmarried woman, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being all of Lot No. 1 on the plan of Neelys Bend, Section 1, as record in Plat Book 5210, Page 82, Register's Office for Davidson County, Tennessee, to which plat is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed by Quitclaim Deed from Shavkat Ashurov to Housing Investment, Inc., a Tennessee Corporation, as recorded on the 26th day of August, 2016 in Instrument No. 20160826-0089486 and Special Warranty Deed from Wells Fargo Bank, N.A., as Trustee for Carrington Mortgage Loan Trust, Series 2007-RFC1, Asset-Backed Pass-Through Certificates to Shavkat Ashurov, as recorded on the 21st day of March, 2016 in Instrument No. 20160321-0026144, in the Register's Office of Davidson County, Tennessee.

☐ This is Improved property, known as 1309 Neelys Bend Circle Madison, TN 37115

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES their is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 12/27/17.

Housing Investment Inc.
By: Shavkat Ashurov

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Shavkat Ashurov, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Housing Investment, Inc., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing for Housing Investment, Inc., by himself as President.

WITNESS MY HAND AND OFFICIAL SEAL, this the 27th day of December 2017.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

