Return to and **THIS INSTRUMENT PREPARED BY:** **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415813**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $269,000.00. Affiant Subscribed and sworn to before me, this 4th day of May, 2018. Notary Public My Commission Expires: 7-26-2021

JODI JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 91499 DEEDWARR
05/14/2018 12:19:30 PM 2 pgs
Fees: $13.00 Taxes: $995.30
20180514-0045886

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kyla K. Trainor and Ryan G. Trainor 5911 Deal Avenue Nashville TN 37209-1801	~~New Owner~~ Movement Mortgage 8024 Calvin Hall Road Indian Land, SC 29707	Tax Parcel ID No. 091-09-0-268.00

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, **Lauren S. Arieux, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyla K. Trainor and Ryan G. Trainor, wife and husband**, ("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. 1 on the Plan of Re-Subdivision of Lots 53 & 54 of The T. M. Nall's Subdivision of record in Plat Book 4350, Page 122, 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 Lauren S. Arieux, unmarried by Warranty deed from Jeremy Daniel Brasier, unmarried of record in Instrument No. 20130613-0060151 Register's Office for Davidson County, Tennessee, dated June 03, 2013 and recorded on June 13, 2013.

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 4350, Page 122, Register's Office for Davidson County, Tennessee.

This is improved property located at 5911 Deal Avenue Nashville TN 37209-1801

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 4th day of May, 2018.

Lauren S. Arieux

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lauren S. Arieux, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2018.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

True Copy Certification

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/16/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY