This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181393 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$265,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 24th day of January, 2019. Notary Public My Commission Expires: 6-26-21

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 188912 DEEDWARR
01/28/2019 11:16:39 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20190128-0008071

THIS INDENTURE, made this 24th day of January, 2019, among:

SEIBERT PROPERTY VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ALYSSA R. KONTOS, AN UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Valeria Place of record in Plat Book 6250, Page 741, 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 Deborah T. Webster by Warranty deed from Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20000124-0007562 Register's Office for Davidson County, Tennessee, dated January 14, 2000 and recorded on January 24, 2000. (Value of consideration shown in aforementioned deed $59,500.00.)

Being the same property conveyed to Jeffery S. Miller and Julie E. Miller, husband and wife by Warranty deed from Deborah T. Webster, unmarried of record in Instrument No. 20180216-0015303 Register's Office for Davidson County, Tennessee, dated February 13, 2018 and recorded on February 16, 2018. (Value of consideration shown in aforementioned deed $157,000.00.)

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Jeffery S. Miller and Julie E. Miller, husband and wife of record in Instrument No. 20180326-0028114, Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 26, 2018 (Value of consideration shown in aforementioned deed $170,000.00.)

Being the same property conveyed to Seibert Property Ventures, LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20180326-0028115 Register's Office for Davidson County, Tennessee, dated March 14, 2018 and recorded on March 26, 2018. (Value of consideration shown in aforementioned deed $176,000.00.) Being also known as 405 Valeria Court Nashville, Tennessee 37210.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Seibert Property Ventures, LLC, a Tennessee Limited Liability Company

BY: _____

Daniel Seibert, its member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Daniel Seibert** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the Member of **Seibert Property Ventures, LLC, a Tennessee Limited Liability Company**..

Witness my hand and official seal this 23rd day of January, 2019.

_____
Notary Public
My Commission Expires: 6-26-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Owner Name & Property Address:

Name: Alyssa R. Kontos
Address: 405 Valeria Court
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Movement Mortgage, LLC
Address: 8024 Calvin Hall Road
City, State, Zip: Indian Land, SC 29707

Tax ID: 119-02-0-271.00