This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $383,400.00.

Affiant

JASON R. JONES
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn before me this the 27 day of November, 2019.

Notary Public
My commission expires 10/11/2020

Karen Johnson Davidson County
Batch# 322473 DEEDWARR
12/02/2019 09:46:49 AM 2 pgs
Fees: $13.00 Taxes: $1,418.58
20191202-0123304

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Catherine Roberts and Benjamin Hayes | Movement Mortgage, LLC | 072-06-01-001.00-CO |
| 1071 A Zophi Street | 8024 Calvin Hall Road | |
| Nashville, TN 37216 | Indian Land, SC 29707 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER MARVE-SAMUEL AND LAUREN MARVE-SAMUEL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BENJAMIN HAYES AND CATHERINE ROBERTS, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1071 Zophi Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20150529-0049548, in the Register's Office for Davidson County, Tennessee, and being shown on Plat attached thereto as Exhibit "B" to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lauren Marve-Samuel and Christopher Marve-Samuel, wife and husband, by Warranty deed from Integrity First Ventures, LLC, a Tennessee limited liability company, and Urban Development Group, LLC, a Tennessee limited liability company, dated 05/25/2016, of record in Instrument No. 20160531-0054081 said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1071 A Zophi Street, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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.

CRM

LMS

Witness my hand this the 26 day of November, 2019.

Christopher Marve-Samuel

Lauren Marve-Samuel

STATE OF ~~TENNESSEE~~ MS
COUNTY OF Oktibbeha

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher Marve-Samuel and Lauren Marve-Samuel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26 day of November, 2019.

My commission expires: July 17, 2022

Notary Public

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 81912 ASHLEY VANCE Commission Expires July 17, 2022 OKTIBBEHA COUNTY