WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,500.00

Rachael Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of May, 2013.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 3/18/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jordan McIntyre	Movement Mortgage, LLC	086080A07200CO
(NAME)	(NAME)	
2201 Willesden Green Court	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130044658 DEEDWARR
Recvd: 05/29/13 13:58 2 pgs
Fees:13.00 Taxes:701.15

20130529-0054030

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Shawn Hart and wife, Julie Hart**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jordan McIntyre and Natasha McIntyre, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 464 on the Plan of Camden Woods, Phase III-B, a plat of which is of record in Plat Book 7900, Page 660, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Shawn Hart and wife, Julie Hart by Deed from A. Dewayne Brumlow and wife, Julie J. Brumlow, dated 08/31/1999 and filed for record on 09/14/1999 in Book 11661, Page 703, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 660, said Register's Office.
Restrictions of record in Book 7620, Page 561, as amended in Book 7657, Page 580, Book 7675, Page 926, Book 9231, Page 737, Instrument 200809240096976, Instrument 201209040079787, Instrument 201209040079788, said Register's Office.
By-Laws of record in Book 7620, Page 583, said Register's Office.
Charter of record in Book 7661, Page 32, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2201 Willesden Green Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 this 23rd day of May, 2013.

Shawn Hart

Julie Hart

State of Tennessee
County of Wilson

Personally appeared before me Shawn Hart and Julie Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of May, 2013.

Notary Public

My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122