This instrument prepared by:
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Attn: Leigh Anne Sailors
File #22555.2015

Davidson County DEEDWARR
Recvd: 03/18/15 15:22 4 pgs
Fees:23.00 Taxes:845.45
20150318-0023443

NEW OWNER:	**SEND TAX BILL TO:**	**MAP & PARCEL:**
Maxwell G. Mitchell	Movement Mortgage, LLC	173 145 O A 093.00 co
185 Claybrook Lane	841 Seahawk Circle	
Antioch, TN 37013	Virginia Beach, VA 23452	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Joshua G. Wilkerson and wife, Sarah Y. Wilkerson**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Maxwell G. Mitchell, unmarried,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 93 on the Plan of Final Plat of Mill Run Subdivision, Phase 2, of record in Instrument Number 20011009-01069754, and as amended in Instrument Number 20020605-0067914 and further amended in Instrument Number 20020605-0067915, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua G. Wilkerson and wife, Sarah Y. Wilkerson by Deed dated February 13, 2008 from Terri L. Lyles, married and Robert D. Murray, married, and being of record in Instrument Number 20080305-0022239, Register's Office of Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2015 property taxes are a lien but are not yet due and payable and will be the responsibility of the Grantee for payment of said taxes.
2. Any and all building and zoning regulations of City, County and State.
3. Any and all easements which may affect the within described property
4. Any and all notes and matters on the Plan of record in Instrument Number 20011009-

019754, said Register's office.

5. Charter for Mill Run homeowners association of record in Instrument Number 19991207-0300674, said Register's Office.
6. Easement for the conversation of greenways of record in Instrument Number 20011024-0016286, said Register's Office.
7. Easement for sewers and storm drainage to the Metropolitan Government of record in Instrument Number 20100126-0007035, said Register's office.
8. Deeds for Open Space and Common Areas of record in Instrument Numbers 20000217-0016180 and 20011219-0139981, said Register's Office.
9. Restrictive Covenants of record in Book 11167, Page 472, Instrument Numbers 20000215-0015152, 20020701-0007916 and 20021121-0144876, said Register's Office.

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, his heirs and assigns, forever;

AND we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

This is improved property is known as: 185 Claybrook Lane, Antioch, Tennessee 37013.

Executed on this 12th day of March, 2015.

Joshua G. Wilkerson

Sarah Y. Wilkerson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Joshua G. Wilkerson and wife, Sarah Y. Wilkerson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 12th day of March, 2015.

Notary Public

My Commission Expires: 7-6-15

Thomas N. Jones State of Tennessee Notary Public County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $228,500.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 12th day of March, 2015.

Notary Public

My Commission Expires: 7-6-15

Thomas N. Jones State of Tennessee Notary Public County of Williamson

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 8-11-18

