9644

Return to:
Advantage Title and Escrow, Inc
3326 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

R-VRES-15-4973

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Abdullah R. Yaba	**Movement Mortgage, LLC**	
(NAME) **4973 Algonquin Trail**	(NAME) **841 Seahawk Circle**	**162-03-0-396.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOSEPH A. WATTS AND TRACIE D. WATTS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ABDULLAH R. YABA, A MARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 68 on the Plan of Haywood Hills, Section 5, of record in Plat Book 4675, Page 143, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 68 fronts 65.0 feet along the Westerly margin of Algonquin Trail and extends back 171.17 feet on the Northerly line and 149.7 feet on the Southerly line to a dead line in the rear on which it measures 51.16 feet.

Being the same property conveyed to Joseph A. Watts and Tracie D. Watts by Warranty deed from Todd C. Goddard and wife Amie D. Tarpley of record in Instrument No. 20051019-0126220 Register's Office for Davidson County, Tennessee, dated October 17, 2005 and recorded on October 19, 2005.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 4675, Page 143, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 4882, Page 842, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4973 Algonquin Trail, Antioch, Tennessee 37013**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20150055262 DEEDWARR
Recvd: 07/08/15 15:21 2 pgs
Fees:13.00 Taxes:455.10
20150708-0066397

Witness my/our hand(s) this the 2nd DAY OF JULY, 2015.

Joseph A. Watts by Tracie D. Watts as Attorney in Fact

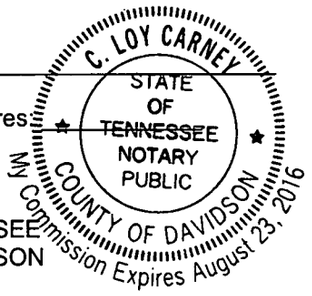
Tracie D. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACIE D. WATTS, the within named bargainor, 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 within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of July, 2015.

Notary Public
My Commission Expires:
(SEAL)

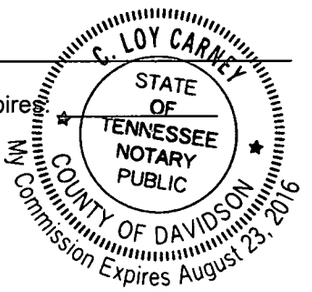


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TRACIE D. WATTS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH A. WATTS, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH A. WATTS.

Witness my hand and official seal, this the 2nd of July, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
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Nashville, TN 37212