WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-20-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alissa L. Hardin	Movement Mortgage, LLC	135-14-0A-123.00
(NAME)	(NAME)	
712 Rocky Mountain Court	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Charlotte T. Barron, a widow, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Alissa L. Hardin, an unmarried woman, hereinafter called the Grantees, their heirs and 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 123, PHASE 3, PINNACLE POINT, as shown on plat of record in Plat Book 6900, Pages 391, 392 & 393, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Russell K. Barron and wife, Charlotte T. Barron by Warranty Deed from Centex Real Estate Corporation, a Nevada Corporation, recorded on the 7th day of July, 1988 in Deed Book 7593, Page 52, in the Register's Office of Davidson County, Tennessee. Said interest is now vested in Charlotte T. Barron, as surviving tenant by the entirety, the said Russell K. Barron having died on November 11, 2011.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 712 Rocky Mountain Court, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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:T20150070999 DEEDWARR
Recvd: 08/21/15 13:45 2 pgs
Fees:13.00 Taxes:517.63
20150821-0084702

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

Charlotte T. Barron

Charlotte T. Barron

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of August, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charlotte T. Barron**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1·20·19

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY