Return to:
Waterstone Title
1608 Williams Dr, Suite 103
Murfreesboro, TN 37129

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

BILL GARRETT, Davidson County
Trans:T20150076091 DEEDWARR
Recvd: 09/08/15 10:46 3 pgs
Fees:18.00 Taxes:371.85
20150908-0090919

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Adam Palmer and wife, Amanda Palmer,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Angela M. Leavitt and Nathan David Leavitt, wife and husband**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot 6-B, Plan of Zone Lot Division Lot 6, Dreamland Estates, Southeast Section three, as shown on plat of record in Plat Book 5200, page 649, as amended in Book 6250, page 488, as corrected in Book 8418, page 637, n 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 Adam Palmer and wife, Amanda Palmer by deed dated June 17, 2011 from John A. Sepetys, an unmarried man of record as Instrument No. 201107060051600, said Register's Office.

Map & Parcel 173-1 Parcel 255

This property is known as 1200 Westridge Court, Antioch, TN 37013

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 3rd day of September, 2015.

Adam Palmer -Grantor

Amanda Palmer -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Palmer and Amanda Palmer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 3rd day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 1-13-21

Grantee(s) Name, Address:	Send Tax Statement To:
Angela Merissa Leavitt	~~New Owner~~ Farmington Mortgage
1200 Westridge Court	2002 Richard Jones Road, Suite 300A
Antioch, TN 37013	Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$100,500.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 22 day of September, 2015.

Debbie Hewitt
Affiant

(Seal)

GERALD A. SMITH JR. STATE TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Gerald A. Smith Jr.
Notary Public

My commission expires:

1-14-19