Davidson County DEEDWARR
Recvd: 11/17/15 08:27 2 pgs
Fees:13.00 Taxes:673.03
20151117-0116338

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $181,900.00.

Affiant

JENNIFER CHANDLER COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 12th day of November, 2015.

Notary Public
My commission expires: ~~04/17/16~~ 01-09-2016

05-1511-66741

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Philip D. Hill 3183 Bridgepoint Drive Nashville TN 37207	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	059-04-0-A-107.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Java Mattison and wife, Toyin Mattison**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Philip D. Hill,*** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

* Unmarried

Land in Davidson County, Tennessee, being Lot No. 121, on the Plan of Phase 4, 5 & 6, Brookview Subdivision, of record in Instrument No. 20060303-0025044, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Java Mattison and wife, Toyin Mattison by deed from Centex Homes, a Nevada General Partnership, dated September 26, 2007, recorded September 28, 2007, of record in Instrument No. 20070928-0115856, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3183 Bridgepoint Drive, Nashville, TN 37207.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

X

X

WITNESS my hand this 12th day of November, 2015.

X _____
Java Mattison

X _____
Toyin Mattison

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Java Mattison and Toyin Mattison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 12th day of November, 2015.

_____
Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Certificate of Authenticity

I, Jennifer C. Cole 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.

_____
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE