BILL GARRETT, Davidson County
Trans:T20160017977 DEEDWARR
Recvd: 03/04/16 11:02 2 pgs
Fees:13.00 Taxes:610.13
20160304-0020915

WARRANTY DEED

Lawyer's Escrow Service, Inc.
1550 N. Mt. Juliet Rd. Suite 111
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-2-2018

(AFFIX SEAL)

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Hayes	MOVEMENT MORTGAGE, LLC	08608002400
(NAME)	(NAME)	
1444 Autumn Knoll	P.O. Box 10610	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	VIRGINIA BEACH, VA 23450	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **British Sullivan Bates (formerly known as British Sullivan, unmarried) and Brandon Bates, wife and husband**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William Hayes, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 127 on the Plan of Jackson's Retreat, Phase III, as of record in Book 5200, Pages 517 and 518, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to British Sullivan, unmarried by Warranty Deed dated 07/20/2012 from Nathan Harris and wife, Lyndsey R. Harris of record in Instrument 201207270066593, Register's Office for Davidson County, Tennessee. The said British Sullivan having since married and is now known and one and the same as British Sullivan Bates. Brandon Bates joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is subject to: Real Property Taxes for the year 2016 and subsequent years, a lien not yet due and payable; All matters as set forth per Plat Book 5200, Page 517 and Plat Book 5200, Page 518; Restrictive Covenants of record in Book 5676, Page 67; Declaration of Covenants, Conditions and Restrictions of record in Book 5741, Page 360; By-Laws of record in Book 5745, Page 294; Charter of the Homeowner's Association of record in Book 5745, Page 283, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1444 Autumn Knoll, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or 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/or 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.

Witness my hand this 26th day of February, 2016.

British Sullivan Bates

Brandon Bates

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named British Sullivan Bates and Brandon Bates the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of February, 2016.

Notary Public
My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122