BILL GARRETT, Davidson County
Trans:T20160026988 DEEDWARR
Recvd: 04/04/16 12:43 2 pgs
Fees:13.00 Taxes:451.40
20160404-0031754

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 122,000.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2016.

Notary Public

My commission expires: 9-11-17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Camille L. Wates	**Movement Mortgage, LLC**	**16216003400**
1317 Hickory Park Court West	**841 Seahawk Cirlce**	
Antioch, TN 37013	**Virginia Beach, VA 23452**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Genevieve Markert-Tidwell fka Genevieve E. Markert

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Camille L. Wates, 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 No. 43-A, Hickory Park Villas, Section 3, as shown by plat of record in Plat Book 5200, page 604, as amended in Plat Book 6250, page 591, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Genevieve E. Markert from David M. Parkes and wife, Annette T. Parkes by Warranty Deed dated April 15, 2004 and of record in Instrument No. 20040429-0048706, Register's Office for Davidson County, Tennessee. Genevieve Markert-Tidwell and Josh Tidwell having since married April 6th, 2013. Genevieve E. Markert is now known as Genevieve Markert-Tidwell.

Genevieve Markert-Tidwell executes this instrument on behalf of Josh Tidwell, aka Joshua Tidwell, pursuant to Specific Durable Power of Attorney being recorded simultaneously herewith for the purpose of conveying any and all right, title, claim or interest he may have in and to said property, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1317 Hickory Park Court West, Antioch, TN 37013.

G16-4185

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 in 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.

Witness my/our hand(s) this 31st day of March, 2016.

Genevieve Markert-Tidwell

Josh Tidwell by Genevieve Markert-Tidwell Attorney In Fact

Josh Tidwell, by Genevieve Markert-Tidwell,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, Josh Tidwell, the within named Grantor(s), 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, at office, this 31st day of March, 2016.

Notary Public

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

My Commission Expires: 12-22-19

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Genevieve Markert-Tidwell, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within Instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Josh Tidwell and that she is authorized by Josh Tidwell to execute this Instrument on his behalf.

Notary Public

My Commission Expires: _____

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019