WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160042363 DEEDWARR
Recvd: 05/20/16 08:28 2 pgs
Fees:13.00 Taxes:573.13
20160520-0050511

P-BR-16-2039-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-16-18

(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-5-2018

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Adam Whitaker	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**053-06-0B-086.00-CO**
2039 Waterford Drive	**841 Seahawk Circle**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Virginia Beach, VA 23452**	
(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 consideration, the receipt of which is hereby acknowledged, **CHAD F. DOWLEN AND JACQUELINE DOWLEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADAM WHITAKER, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 37 on the Plan of Phase 5B, Waterford, R10 Residential P.U.D. of record in Plat Book 7900, Page (s) 838 and 839, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chad F. Dowlen, unmarried by Warranty deed from Dawn Marie Whitaker, unmarried also known as Dawn Marie Nelson of record in Instrument No. 20050203-0012659 Register's Office for Davidson County, Tennessee, dated January 31, 2005 and recorded on February 03, 2015.

Grantor's spouse joins in the execution of this Deed to convey any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 7900, Page (s) 838 and 839.
- All matters shown on the Plan of Planned Unit Development Boundary of Waterford of record in Plat Book 6900, page 540.
- Covenants, Conditions and Restrictions of record in Book 7463, Page 294; Book 8694, Page 216; Book 8699, Page 462; Book 9530, Page 185 and Book 9530, Page 189.
- By-Laws of Waterford Community Homeowner's Association of record in Book 8715, Page 583 and amended in Instrument No. 20090309-0020515.
- Charter of Waterford Community Homeowner's Association of record in Book 8711, Page 701 and Instrument No. 20101007-0080605.
- QuitClaim Deed for common areas to Waterford Community Homeowner's Association of record in Book 9393, Page 831; Book 9393, page 832; Book 8715, page 590 and Book 9752, page 82.
- Easement for right-of-way of record in Book 2024, Page 225.
- Easement for sewer of record in Book 1717, Page 30.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2039 Waterford Drive, Old Hickory, Tennessee 37138**.

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 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 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 the ____ DAY OF MAY, 2016.

Chad F. Dowlen

Jacqueline Dowlen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAD F. DOWLEN AND JACQUELINE DOWLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of May, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212