WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $193,000.00.

Affiant

File #2016-208

BILL GARRETT, Davidson County
Trans:T20160044944 DEEDWARR
Recvd: 05/27/16 10:27 2 pgs
Fees:13.00 Taxes:714.10
20160527-0053572

Subscribed and sworn to before me on May 25, 2016.

NOTARY PUBLIC
My Commission Expires: 11-28-16

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Stephen R. Bargatze and Carol L. Bargatze 520 Griffin Circle Hermitage, TN 37076	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, Virginia 23452	064-16-0E-020.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOSHUA HANKS, UNMARRIED AND KOURTNEY L. HALL, UNMARRIED**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **STEPHEN R. BARGATZE AND CAROL L. BARGATZE, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being all of Unit 20, in Building 6, as shown on the Site Layout, Exhibit Plat for the Townhomes of Truxton Village, attached as Exhibit A-I, to the Declaration of Covenants, Conditions and Restrictions filed for record in Instrument No. 20061025-0132473 and amended in Instrument No. 20061106-0137656 and Instrument No. 20071105-0130490, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to JOSHUA HANKS AND KOURTNEY L. HALL, JOINT TENANCY WITH FULL RIGHTS OF SURVIVORSHIP, by deed from EDWARD R. ELLIS, JR., UNMARRIED, of record in Instrument No. 20141216-0114856, dated December 12, 2014, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 520 Griffin Circle, Hermitage, TN 37076.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on May 25, 2016.

Grantor:

Joshua Hanks

Grantor:

Kourtney L. Hall

STATE OF Oregon
COUNTY OF Benton

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JOSHUA HANKS AND KOURTNEY L. HALL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of May, 2016.

Notary Public

My commission expires: September 16th, 2016

OFFICIAL SEAL
JOSHUA JAMES BAKER
NOTARY PUBLIC-OREGON
COMMISSION NO. 471760
MY COMMISSION EXPIRES SEPTEMBER 16, 2016