Davidson County	DEEDWARR
Recvd: 06/17/16 14:19	2 pgs
Fees:13.00 Taxes:895.40	
20160617-0061853	

WARRANTY DEED

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-24-18 (AFFIX SEAL)

R-BR-16-5006-T

THIS INSTRUMENT WAS PREPARED BY

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

163147

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Watts and Kelsey Watts	Movement Mortgage, LLC	
(NAME)	(NAME)	**061-04-0-008.00**
5006 Inglewood Court	8024 Calvin Hall RD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Indian Land, SC 29707	
(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, **JOHN M. ROBERSON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER WATTS AND KELSEY WATTS, HUSBAND AND WIFE,** 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. 70, of Block D on the Plan of Inglewood Heights Subdivision of record in Plat Book 1424, Page 85, 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 John M. Roberson, an unmarried man by Warranty deed from Terri Onstad, unmarried of record in Instrument No. 20091120-0107045 Register's Office for Davidson County, Tennessee, dated November 10, 2009 and recorded on November 20, 2009.

The above-described property is not the marital or primary residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 1424, Page 85, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary, Sewer and/or Storm Drainage of record in Book 4403, Page 25, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5006 Inglewood Court, Nashville, Tennessee 37216**.

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 16th DAY OF JUNE, 2016.

John M Roberson By John Gleaves Attorney in fact
John M. Roberson by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN M. ROBERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN M. ROBERSON.

Witness my hand and official seal, this the 16th of June, 2016.

Patricia J Parsons
Notary Public
My Commission Expires: 6-28-2016
(SEAL)

PATRICIA J PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith
Commission Expires
4-24-2018