WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160067831 DEEDWARR
Recvd: 08/05/16 13:15 2 pgs
Fees:13.00 Taxes:942.39
20160805-0081441

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 254,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2016

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MISTY M. SIMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires [illegible]

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Melissa S. Jackson	Movement Mortgage LLC	Parcel ID:
4176 Longfellow Drive	841 Seahawk Circle	062020B15400CO
Nashville, TN 37214	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 acknowledged, we

Kayla E. Joslin, married and Robert J. Joslin, Jr., married

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Melissa S. Jackson and Timothy L. Jackson, Jr., wife and husband
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. 198 on the Final Plat of Abbington Park, Phase One - Section Four, as of record in Instrument No. 20050110-0003256, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Kayla E. Joslin and Robert J. Joslin, Jr., as tenants in common with right of survivorship, of record in Instrument 20140502-0037480, said Register's Office, dated April 30, 2014.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20000720-0071648; 20010402-0031520; Instrument 20030213-0020075; Instrument 20050201-0011849; Instrument 20030303-0027406; and 20081008-010931 corrected in 20081031-0108645, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20050110-0003256 and 20061005-0123983, said Register's Office; (3)Transmission Line Easement of record in Book 1163, Page 341, said Register's Office; (4) Flowage Easement to USA of record in Book 2242, Page 513, said Register's Office; (5) Storm Water Detention Agreement of record in Instrument 20030109-0004246 and 20030508-0061633, said Register's Office; (5) Ingress and Egress Easement of record in Book 1198, Page 525, said Register's Office (6) Articles of Incorporation of record in Instrument 20030303-0027405, said Register's Office; (7) Deed of Conveyance for Sewer Taps of record in Book 8377, Page 820, said Register's Office; (8) Quitclaim Deed to Homeowners Association for common space of record in Instrument 20050201-0011847 corrected in 20081023-0106257, said Register's Office.

This property is not a marital residence for Robert J. Joslin, Jr. and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

Joshua Paul Mirender, husband of Kayla E. Joslin joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, if any, in the above-described tract or parcel of land.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4176 Longfellow Drive, Nashville, TN 37214

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 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 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 this 1st day of August, 2016.

Kayla E. Joslin

Joshua Paul Mirenda

Robert J. Joslin, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kayla E. Joslin and husband, Joshua Paul Mirenda, and Robert J. Joslin, Jr., 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 and official seal at Nashville, Tennessee, this 1st day of August, 2016.

My Commission Expires: 2-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.