WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/16/16 09:37 2 pgs
Fees:13.00 Taxes:1058.20
20160816-0085196

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of August, 2016.

NAUZIE KARAMI STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 12-6-16 (AFFIX SEAL)

DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joseph Smith and Angel Smith	Movement Mortgage, LLC	181 10 0B 022.00
(NAME)	(NAME)	
7296 Autumn Crossing Way	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty-Six Thousand And No/100 Dollars ($286,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Derek Adams and Courtney Adams, husband and wife,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph Smith and Angel Smith, husband and wife**, 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. 39, Centex at Concord, Phase 1, as shown on plat of record in Instrument Number 20051011-0122364, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Derek Adams and Courtney Adams, husband and wife by Warranty Deed from Jinni Clark (now known as Jinni C. Malone), a married woman dated November 19, 2012 and recorded November 20, 2012 as Instrument No. 20121120-0107111, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 7296 Autumn Crossing Way, Brentwood, TN 37027

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, has 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 15th day of August, 2016.

Derek Adams

Courtney Adams

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Derek Adams and Courtney Adams, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2016.

Notary Public

My Commission Expires: 12-6-16

(SEAL)

NAUZIE KARAMI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Oct 24, 2018

Shelly M Smith

Commission Expires
4-24-2018

File Number: NAT-164787FC