BILL GARRETT, Davidson County
Trans:T20160075478 DEEDWARR
Recvd: 08/30/16 09:18 2 pgs
Fees:13.00 Taxes:536.50
20160830-0090496

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2016.

Notary Public

My Commission Expires: 7-2-18

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Cassandra J. Ross-Lessary 4420 Stoneview Drive Antioch, TN 37013	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	165-13-A-81.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Marcus Chatman and Nikkitta Chatman f/k/a Nikkitta Bryson**, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cassandra J. Ross-Lessary, married**, 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. 507, on the Plan of Section Eight, Peppertree Forest, of record in Book 7900, page 652, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Marcus Chatman, unmarried and Nikkitta Bryson, unmarried by Warranty Deed from James O'Brien and wife, Patricia O'Brien, dated October 19, 2007, recorded October 31, 2007, of record in Instrument No. 20071031-0128271, Register's Office for Davidson County, Tennessee.

This is improved property located at: 4420 Stoneview Drive, Antioch, TN 37013

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of August, 2016.

Marcus Chatman

Nikkitta Chatman, f/k/a Nikkitta Bryson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Marcus Chatman and Nikkitta Chatman, f/k/a Nikkitta Bryson**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of August, 2016.

Notary Public
My Commission expires:
3/7/17

My Commission Expires MAR. 7, 2017
C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.