Davidson County DEEDWARR
Recvd: 09/06/16 10:14 3 pgs
Fees:18.00 Taxes:1109.63
20160906-0093092

WARRANTY DEED

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~31ST~~ 1st DAY OF ~~AUGUST~~ September 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES SEP 2 0 2016

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8424 HALEY CP LG

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Justin Haley and Wendy Gomez	Movement Mortgag,e, LLC	126160A16800CO
6861 Bridgewater Drive	841 Seahawk Circle	
Nashville, TN 37211	Virginia Beach VA 43452	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DWIGHT O. JONES II, AND WIFE, CHRISTINE Y. JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JUSTIN HALEY AND WENDY GOMEZ, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 6861 Bridgewater Drive, Nashville, TN 37211

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/or 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/or 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 hand on the 31st day of August, 2016.

Dwight O. Jones II

Christine Y. Jones

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DWIGHT O. JONES II, and CHRISTINE Y. JONES, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 31st day of August, 2016.

Notary Public

My Commission Expires: 7/6/20

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

16-8424 HALEY CP LG

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 139 on the Final Plat of Riverwalk, Phase 1-A, Section 2 and Phase 1-B, Section 2, as of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dwight O. Jones, II, unmarried by Warranty Deed from James R. Mitchell and wife, Chastity H. Mitchell, recorded on the 8th day of October, 2008 in Instrument No. 20081008-0102209, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT OF RIVERWALK, PHASE 1-A, SECTION 2 AND PHASE 1-B, SECTION 2, as recorded in Instrument No. 20021022-0129510, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691, 20061214-0154502 and 20010425-0040967 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of the Articles of Incorporation, recorded in Instrument No. 20020425-0051371.

f. Easement for Utilities, recorded in Instrument No. 20041207-0145471 and Book 7526, Page 315, Book 7526, Page 318 and Book 7526, Page 324.

g. Easement for Road/Utility Easement, recorded in Instrument No. 20010706-0072536.

h. Easement for Transmission Lines, recorded in Book 4205, Page 194, Book 4226, Page 715 and Book 4257, Page 647.

i. Easement for Railway, recorded in Book 513, Page 396.

j. Easement to Tennessee Electric Company recorded in Book 751, Page 375 and Book 787, Page 7.

k. Stormwater Detention Agreement recorded at Instrument Nos. 20040826-0103240 and 20010919-0101279.

l. Landscape Agreement recorded at Instrument No. 20010919-0101280.

m. Subject to flow of Harpeth River.

n. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

o. Property taxes for the current year.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

