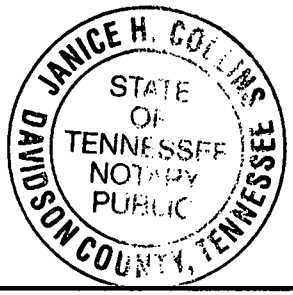
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Robert Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2016.

Janice H. Collins
Notary Public

MY COMMISSION EXPIRES: 9-11-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rachel Harmon	Movement Mortgage, LLC	086-07-O-138.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
1312 Presidential Trace	P.O. Box 890964	Trans:T20160080065 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 09/13/16 10:30 2 pgs
Hermitage, TN 37076	Charlotte, NC 28289-5964	Fees:13.00 Taxes:629.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20160913-0096083

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 considerations, the receipt of which is hereby acknowledged, we, **Amber D. Weaver and husband, Michael D. Weaver**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rachel Harmon, a married person as her sole and separate property**, hereinafter called the GRANTEE(S), her heirs and/or 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. 289 on the Plan of Jackson's Retreat, Phase V-A, of record in Plat Book 6250, Page 309, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Amber D. Layton, a single woman by Warranty Deed from Jennifer Raymond Malone, unmarried, dated 05/08/2013 recorded 05/15/2013, of record in Instrument No. 20130515-0048823, in the Register's Office for Davidson County, Tennessee. Amber D. Layton having since married Michael D. Weaver.

Michael D. Weaver, spouse of Amber D. Weaver, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, her may have to the property as described above.

Rights or claims of parties in possession not shown by the public records. Easements, or claims of easements, not shown by the public records. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. Restrictions upon the use of the premises not appearing in the chain of title to the land. Taxes for 2016 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Book 6250, Page 309, in the Register's Office for Davidson County,

Tennessee. Covenants, conditions, easements and restrictions of record in Book 5741, Page 360, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Covenants, conditions, easements and restrictions of record in Book 6482, Page 679, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin. Articles of Incorporation of Jackson's Retreat Homeowners' Association of record in Book 5745, Page 283, in the Register's Office for Davidson County, Tennessee. By-Laws of Jackson's Retreat Homeowners' Association of record in Book 5745, Page 294, in the Register's Office for Davidson County, Tennessee. Easement for the flow of Unnamed Stream, as much as thereon may flow, from time to time.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1312 Presidential Trace, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), her 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), her 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 hands this 9th day of September, 2016.

Amber D. Weaver

Michael D. Weaver

State of Tennessee
County of Wilson

Personally appeared before me Amber D. Weaver and Michael D. Weaver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of September, 2016.

Notary Public Tracey Trumphour - M
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-33809
SMG TN Warranty Deed