Davidson County DEEDWARR Recvd: 02/13/17 12:08 3 pgs Fees:18.00 Taxes:736.30 **20170213-0014786**	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $199,000.00 Affiant Subscribed and sworn to before me, this 10th day of February, 2017. Notary Public My commission expires: DEC 2 7 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tiffany A. Johnson	**MOVEMENT MORTGAGE, LLC.**	**08608012300**
1528 Andchel Drive	8024 Calvin Hall Road	
Hermitage, TN 37075	Indian Land, SC 29707	

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 ACKNOWLEDGE, WE,

Jodi D. Whiston Chadwell and Charles R. Chadwell, wife and husband

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

Tiffany A. Johnson, an unmarried woman

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 Number 336 on the Final PUD Plan, Phase I Camden Woods, as of record in Plat Book 6900, Pages 697 and 698, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jodi D. Whiston, unmarried, from Jarod D. Dierksheide and Jennifer L. Chappell-Dierksheide, husband and wife, by Warranty Deed dated September 26, 2008, of record in Instrument No. 20081001-0099481, Register's Office for Davidson County, Tennessee. Jodi D. Whiston Chadwell, f/k/a/ Jodi D. Whiston conveyed her interest to Jodi D. Whiston Chadwell and Charles R. Chadwell, wife and husband, by Quitclaim Deed dated July 15, 2013, of record in Instrument No. 20130719-0074709, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

The following Judgment against the borrower appears of record but shall be omitted from the Final Loan Policy based upon the insured instrument being a purchase money Deed of Trust, or the Judgment being released of record prior to issuance of their policy or proof that the borrower is not one and the same person against whom said Judgment was filed: Judgment entered June 11, 2008, in Docket No. 08GC11788, Metropolitan General Sessions Court, Davidson County, Tennessee, in favor of Midland Funding LLC as assignee of Providian, against Tiffany K. Johnson, in the amount of $1,014.60, of record in Instrument No. 20080630-0067236, Register's Office for Davidson County, Tennessee.

The following Judgment against the borrower appears of record but shall be omitted from the Final Loan Policy based upon the insured instrument being a purchase money Deed of Trust, or the Judgment being released of record prior to issuance of their

policy or proof that the borrower is not one and the same person against whom said Judgment was filed: Judgment entered July 21, 2008, in Docket No. 08GC14880, General Sessions Court, Davidson County, Tennessee, in favor of Portfolio Recovery Associates, LLC assignee of Providian National Bank, against Tiffany Johnson, in the amount of $1,558.81, of record in Instrument No. 20080815-0084092, Register's Office for Davidson County, Tennessee.

All matters as shown on the plat of record in Plat Book 6900, page 697-698, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions and ByLaws of record in Book 7620, page 561, Book 7620, page 583, Book 7657, page 580, Book 7675, page 926, said Register's Office.

HOA Charter of record in Book 7661, page 32, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1528 Andchel Drive, Hermitage, TN 37075.

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 in 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 my/our hand(s) this 10th day of February, 2017.

Jodi D. Whiston Chadwell

Charles R. Chadwell

STATE OF **Tennessee**

COUNTY OF **Davidson**

Personally appeared before me, a Notary Public of said County and State, Jodi D. Whiston Chadwell and Charles R. Chadwell, the within named Grantor(s), 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, at office, this 10th day of February, 2017.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: DEC 2 7 2017

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)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY