This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17015

BILL GARRETT, Davidson County
Trans: T20170014165 DEEDWARR
Recvd: 02/16/17 12:07 2 pgs
Fees: 13.00 Taxes: 684.50
20170216-0016052

Send Tax Bills To:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452.

New Owner is:
Peyton Branch
8904 Ristau Court
Antioch, TN 37013

MAP: 182-06-0A

PARCEL: 341.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Timothy N. Tweten and wife, Caroline A. Tweten,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Peyton Branch, an unmarried man, and Cady Conley, an unmarried woman, tenants in common with right of survivorship,** hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **8904 Ristau Court, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 278 on the plan of Final Plat for Cluster-Lot Subdivision, Old Hickory Hills, Phase Three - Section Two, as the same appears of record in Instrument Number 20070516-0058484, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

BEING the same property conveyed to Timothy N. Tweten and Caroline A. Tweten, as tenants in common, by Warranty Deed from Greenvale Construction, LLC, a Tennessee limited liability company, dated 8/8/08 and recorded 8/19/08 in Instrument No. 20080819-0085137, in the Register's Office of Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of February, 2017.

GRANTOR(S):

TIMOTHY N. TWETEN

CAROLINE A. TWETEN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Timothy N. Tweten and Caroline A. Tweten**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of February, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00**.

AFFIANT

SWORN TO and subscribed before me this 13th day of February, 2017.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires: _____