Davidson County DEEDWARR
Recvd: 06/16/17 10:03 3 pgs
Fees:18.00 Taxes:869.50
20170616-0060543

WARRANTY DEED

File #2017-150

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00.

Lura Brady
Affiant

Subscribed and sworn to before me on June 15th, 2017.

Elizabeth J Barnes
NOTARY PUBLIC
My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Hillary Marie Westjohn 7305 Althorp Way Nashville, TN 37211	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	173-09-0A-113.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JESSICA LYNN BROOKS F/K/A JESSICA L. MATLOCK, MARRIED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **HILLARY MARIE WESTJOHN, UNMARRIED,** hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the map entitled Lenox Village, Section Two, Revision One of record in Instrument No. 20020731-0091872, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JESSICA L. MATLOCK, UNMARRIED, by deed from MICHAEL CERRUTI, MARRIED, of record in Instrument No. 20130322-0028688, dated March 14, 2013, said Register's Office. The said, Jessica L. Matlock having since married Stanley Wayne Brooks and is now known as Jessica Lynn Brooks. Jessica Lynn Brooks is one and the same person as Jessica L. Matlock Brooks and Jessica Matlock Brooks.

The undersigned, Stanley Wayne Brooks, spouse of Jessica Lynn Brooks f/k/a Jessica L. Matlock, joins in the execution of this instrument for the purpose of conveying to the Grantee all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 7305 Althorp Way, 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, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on June 15, 2017.

Grantor: Jessica Lynn Brooks f/k/a Jessica L. Matlock

Jessica Lynn Brooks f/k/a Jessica L. Matlock

Grantor: Stanley Wayne Brooks, by Jessica Lynn Brooks His Attorney-in-Fact

Stanley Wayne Brooks, by Jessica Lynn Brooks, His Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jessica Lynn Brooks f/k/a Jessica L. Matlock, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of June, 2017.

Notary Public

My commission expires: 3-23-2021

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 23, 2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jessica Lynn Brooks, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for Stanley Wayne Brooks, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Stanley Wayne Brooks, the within named bargainor, by the said Jessica Lynn Brooks, as such Attorney-in-Fact.

Witness my hand, at office, this 15 day of June, 2017.

Notary Public

My commission expires: 3-23-2021

JULIA M. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 23, 2021

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

