WARRANTY DEED

2017-853

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of July, 2017.

(Affix Seal) Notary Public

My Commission Expires: 6-30-2019

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Justin L. Whitaker 2041 Candlewood Drive Madison, TN 37115	Movement Mortgage, LLC, 841 Seahawk Circle Virginia Beach VA 23452	052120A02200CO

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 consideration, the receipt of which is hereby acknowledged, I/we, **Terry Layne Whitaker, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Justin L. Whitaker, a married man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 2041 Candlewood Drive, Town of Madison, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot Number 22 on the Final Plat of Candlewood, of record in Instrument Number 20030122-0009060, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Terry Layne Whitaker from Secretary of Housing and Urban Development by Cash Deed for Tennessee dated June 6, 2013 and recorded June 7, 2013 in Instrument Number 201306070058310, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 2041 Candlewood Drive, Madison, TN 37115.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

BILL GARRETT, Davidson County
Trans:T20170065214 DEEDWARR
Recvd: 07/31/17 09:24 2 pgs
Fees:13.00 Taxes:666.00
20170731-0077083

Witness my/our hand(s) this 18th day of July, 2017

Terry Layne Whitaker

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Terry Layne Whitaker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of July, 2017.

Jacqueline G Brown

Notary Public
My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY