WARRANTY DEED

Bill Garrett Davidson County
Batch# 30459 DEEDWARR
11/28/2017 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20171128-0121052

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of November, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-29-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Samuel B. Bramley and Rebekah A. Bramley	Movement Mtg LLC	150 03 0 220.00
(NAME) 207 Calypso Ct.	(NAME) 8024 Calvin Hall Rd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventy-Five Thousand And No/100 Dollars ($175,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Leslie Pearson and Alisa Pearson, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Samuel*Bramley and Rebekah**Bramley, husband and wife**, 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: *B. **A.

Land in Davidson County Tennessee being Lot No. 72 on the Plan of Section Two, Harbor Landing of record in Book 6250, Page 352, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie Pearson, and Alisa Pearson by Warranty Deed from William Terry Ferguson, Jr., and Laveeta S. Ferguson, husband and wife dated September 29, 2006 and recorded October 24, 2006 as Instrument No. 200610240131898, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 207 Calypso Ct., Antioch, TN 37013

File Number: MFR-176947SSO

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, has 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 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 our hands this 17th day of November, 2017.

Leslie Pearson

Alisa Pearson

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Leslie Pearson and Alisa Pearson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of November, 2017.

Notary Public

My Commission Expires: 10.20.19

(SEAL)

CARLA JOHNSON
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

File Number: MFR-176947SSO

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

