PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Bill Garrett Davidson County
Batch# 53823 DEEDWARR
02/01/2018 12:15:48 PM 2 pgs
Fees: $13.00 Taxes: $712.25



20180201-0010383

WARRANTY DEED

THIS INDENTURE is made and entered into this 31st day of January, 2018 by and between Beverly H. Weatherspoon and Brian F. Weatherspoon, wife and husband, hereinafter referred to as GRANTOR, and Cory W. Tatum, unmarried, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Madison, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 18, on the Plan of Ravenwood, as shown on plat of record as Instrument No. 20001211-0121554, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Beverly H. Weatherspoon and Brian F. Weatherspoon, wife and husband, by Warranty Deed from Eduardo Limonta, unmarried and Deana C. Limonta Vandivier and husband, Jeremy Vandivier, dated December 18, 2007, recorded December 20, 2007, of record in Instrument No. 20071220-0145999, Register's Office for Davidson County, Tennessee.

This is [x]improved [ ]unimproved property known as: 809 Usher Drive, Madison, TN 37115

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Beverly H. Weatherspoon

Brian F. Weatherspoon

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Beverly H. Weatherspoon and Brian F. Weatherspoon, wife and husband, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 31st day of January, 2018.

Notary Public

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON

My Commission Expires:_____

Name and Address of Property Owner:
Cory W. Tatum
812 Garrison Drive,
Nashville, TN 37207

Send Tax Statements to:
Movement Mortgage LLC
8024 Calvin Hall
Indian Land SC 29707

Map & Parcel: 052040C01800CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is ~~$192,000.00~~ $192,500.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 31st day of January, 2018.

Notary Public

My Commission Expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

18-1-064