Bill Garrett Davidson County
Batch# 61811 DEEDWARR
02/23/2018 10:16:03 AM 2 pgs
Fees: $13.00 Taxes: $592.00
20180223-0017280

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0198

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUSAN L HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of February, 2018

Notary Public
Commission Expires: 9/10/2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph P. Giaimo 516 Ashlawn Circle Nashville, TN 37211	Movement Mortgage, LLC ISAOA ATIMA 8024 Calvin Hall Road Indian Land, SC 29707	162-05-0-305.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Joshua Waites and Matthew Waites, as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph P. Giaimo, an unmarried man

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:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Section Three, Hickory View of record in Plat Book 6250, Page 960, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Waites, an unmarried man by Warranty deed from Robert F. Glaus, Jr., a married man of record in Instrument No. 20081001-0099621 Register's Office for Davidson County, Tennessee, dated September 26, 2008 and recorded on October 01, 2008.

Being the same property conveyed to Joshua Waites and Matthew Waites, as joint tenants with right of survivorship by Quitclaim deed from Joshua Waites of record in Instrument No. 20100218-0012481 Register's Office for Davidson County, Tennessee, dated January 27, 2010 and recorded on February 18, 2010.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 516 Ashlawn Circle, 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of February, 2018.

Joshua Waites

Matthew Waites

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Joshua Waites and Matthew Waites

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of February, 2018.

Notary Public

My Commission Expires: 9/10/18

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON