Bill Garrett Davidson County
Batch# 100660 DEEDWARR
06/05/2018 12:01:30 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00
20180605-0053733



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Ann Marie Angel
Affiant

Subscribed and sworn to before me, this 1st day of June, 2018.

Notary Public

My commission expires: 7-26-21

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jared L. Duncan **Laura C. Fairbrother**	Movement Mortgage, LLC	**08305031900**
1212 Calvin Avenue	8024 Calvin Hall Rd.	
Nashville, TN 37206	Indian Land, SC 29707	

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 ACKNOWLEDGE, WE,

Shawn Michael Sweeney, married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jared L. Duncan , an unmarried man and Laura C. Fairbrother, an unmarried woman

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. 46 on the Plan of E.O. Beasley's Subdivision in East Nashville, Block"C" of record in Plat Book 2, page 66, Chancery Court 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 Shawn Michael Sweeney, unmarried, by Warranty Deed from Mary Burnette and husband Anton Sanko, dated July 31, 2008, of record in Instrument No. 20080804-0079911, Register's Office for Davidson County, Tennessee. Tiffany Nichole Sweeney hereby signs to convey any interest she may have, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1212 Calvin Avenue, Nashville, TN 37206.

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, have a good right to convey it and the same in 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.

Shawn Michael Sweeney Date: 6/1/18
Shawn Michael Sweeney

Tiffany Nichole Sweeney Date: 6/1/18
Tiffany Nichole Sweeney

STATE OF Indiana
COUNTY OF St. Joseph

Personally appeared before me, a Notary Public of said County and State, Shawn Michael Sweeney and Tiffany Nichole Sweeney, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of June, 2018.

Crystal P. Ferguson
NOTARY PUBLIC

My Commission Expires: April 12, 2026

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray
Signature

CRYSTAL P FERGUSON
Notary Public - Seal
St Joseph County - State of Indiana
Commission Number 712423
My Commission Expires Apr 12, 2026

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY