Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $259,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of June, 2018.

Notary Public
My Commission Expires: 10.12.19

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 107805 DEEDWARR
06/25/2018 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $958.30
20180625-0060914

18-0259

Address of New Owner:	Send Tax Bills to:	Tax Information:
Raphael Junqueira	Movement Mortgage, LLC	
229 Claybrook Lane	8024 Calvin Hall Rd.	173-15-0A-104.00-CO
Antioch, TN 37013	Indian Land, SC 29707	

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, we

John J. Watson and wife, Shantel E. Watson,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Raphael Junqueira and Erica Junqueira, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 104 on the Final Plat of Mill Run Subdivision, Phase 2 of record in Plat at Instrument No. 20011009-0109754, and as amended by Instrument No. 20020605-0067914 and Instrument No. 20020605-0067915, 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 John J. Watson and wife, Shantel E. Watson by Warranty deed from Vivian A. Pinkley, unmarried of record in Instrument No. 20070827-0102211 Register's Office for Davidson County, Tennessee, dated August 23, 2007 and recorded on August 27, 2007.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **229 Claybrook Lane, Antioch, TN 37013.**

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 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 22nd day of June, 2018.

John J. Watson

Shantel E. Watson

Shantel E. Watson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **John J. Watson and Shantel E. Watson**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22nd day of June, 2018.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Kimbra Spann, Notary Public

My Commission Expires: 3/3/2019

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

