Bill Garrett Davidson County
Batch# 114336 DEEDWARR
07/10/2018 10:57:18 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20180710-0066448

# WARRANTY DEED

April G. Nichols State of Tennessee Notary Public Williamson County

2018-1195

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of June, 2018.

(Affix Seal) Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
6970 Moores Lane,
Brentwood, TN 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Terry L. Whitaker<br>2041 Candlewood Drive<br>Madison, TN 37115 | Movement Mortgage, LLC,<br>841 Seahawk Circle<br>Virginia Beach VA 23452 | 052120A02200CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Justin L. Whitaker and Heather Lynn Whitaker**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Terry L. Whitaker, unmarried**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, said premises being further described as follows:

Being Lot Number 22 on the Final Plat of Candlewood, of record in Instrument Number 20030122-0009060, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Justin L. Whitaker from Terry Layne Whitaker, dated July 18, 2017 and recorded July 31, 2017 in Instrument Number 20170731-0077083, and further conveyed June 7, 2013 in Instrument #201308070058310, Register's Office for Davidson County, Tennessee.

**( ) unimproved**
**This is ( X ) improved property know as** 2041 Candlewood Drive, Madison, TN 37115.

**TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 29th day of June, 2018

Justin L. Whitaker

Heather Lynn Whitaker

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Justin L. Whitaker and Heather Lynn Whitaker, the bargainor(s), 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, this 29th day of June, 2018.

Notary Public
My Commission Expires:6-30-2019

