WARRANTY DEED

Bill Garrett Davidson County
Batch# 135183 DEEDWARR
08/30/2018 10:55:44 AM 2 pgs
Fees: $13.00 Taxes: $1,035.59

20180830-0086056

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,899.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2018

Notary Public

MY COMMISSION EXPIRES: 6/13/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rick Weaver	Homespire Mortgage Corporation	09615004900
(NAME)	(NAME)	
3116 Laurel Forest Drive	9711 Washingtonian Blvd. Suite 500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Gaithersburg, MD 20878	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jonathan R. Bailey and Crystal L. Moore, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rick Weaver, a single 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:

Being Lot No. 56 on the plan of Hickory Bend, Section 3, of record in Book 3600, Page 42, Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jonathan R. Bailey, by Deed from Amanda Dean, dated January 3,2017 and recorded on January 11, 2017, of record in Instrument No. 20170111-0003391, Register's Office for Davidson County, Tennessee.

Crystal L. Moore joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☑ property, known as 3116 Laurel Forest Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 13th day of August, 2018.

Jonathan R. Bailey

Crystal L. Moore

State of Indiana
County of Hamilton

Personally appeared before me Jonathan R. Bailey and Crystal L. Moore, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23 day of August, 2018.

Danielle Vickery
Notary Public
My Commission Expires: May 16, 2025

File No.: 13359

OFFICIAL SEAL
DANIELLE VICKERY
NOTARY PUBLIC - INDIANA
My Comm. Expires May 16, 2025