WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2700

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180817475

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,025,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of October, 2018.

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Barnabas S. Sweetman and Holly L. Sweetman 6008 Hill Circle Drive Nashville TN 37209	~~New Owner~~ Movement Mortgage 8024 Calvin Hall Rd Indian Land, SC 29707	Tax Parcel ID No. 172-10-0C-020.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bonnie Mitchell** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Barnabas S J Sweetman and Holly L. Sweetman, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "B" Hill Circle Townhomes, A Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Hill Circle Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20140707-0059681, as amended in the First Amendment recorded in Instrument No. 20181003-0098273, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Hill Circle Townhomes, A Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "A" to said Declaration appearing in Instrument No. 20140707-0059681, and Bylaws appended thereto as Exhibit " B ", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Bonnie Mitchell by Quit Claim deed from Overlook Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180403-0030953 Register's Office for Davidson County, Tennessee, dated April 02, 2018 and recorded on April 03, 2018

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable and all years thereafter.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140707-0059681, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Karen Y Johnson Davidson County
Batch# 149312 DEEDWARR
10/05/2018 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20181005-0098866

Dedication of Easement & Maintenance Agreement of record in Instrument Number 20170123-0007326, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress /Egress Purposes and Appurtenances of record in Instrument No. 20060912-0113011, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 6008 Hill Circle Drive Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of October, 2018.

Bonnie Mitchell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bonnie Mitchell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of October, 2018.

Notary Public

My Commission Expires: 7/6/2020

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY