This Instrument Prepared By:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $309,900.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191459	Affiant Sworn to and subscribed before me this 27th day of February, 2019. Notary Public My Commission Expires: 4/21/2022

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 95810 DESMOND J. FUNCHESS Commission Expires April 21, 2022 HINDS COUNTY

Karen Johnson Davidson County
Batch# 201325 DEEDWARR
03/04/2019 09:57:57 AM 2 pgs
Fees: $13.00 Taxes: $1,146.63
20190304-0019311

WARRANTY DEED

THIS INDENTURE, made this 28th day of February, 2019, among:

ETHAN STROUPE AND MARYANNE STROUPE, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TRACY DEWEESE, an unmarried woman

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Tulip Grove Pointe, Section Three, as of record in Plat at Instrument No. 20140328-0025675, 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 Ethan Stroupe and Maryanne Stroupe, husband and wife, by Warranty deed from Wright Farms, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20170123-0007153 Register's Office for Davidson County, Tennessee, dated January 20, 2017 and recorded on January 23, 2017.

Being also known as 312 Dutchfalls Cove Hermitage, Tennessee 37076.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Ethan Stroupe

Maryanne Stroupe

State of Mississippi
County of Scott

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Ethan Stroupe and Maryanne Stroupe, the within named 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 27th day of February, 2019.

Notary Public
My Commission Expires: 4/21/2022

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 95810 DESMOND J. FUNCHESS Commission Expires April 21, 2022 HINDS COUNTY

Owner Name & Property Address:

Name: Tracy DeWeese
Address: 312 Dutchfalls Cove
City, State, Zip: Hermitage, TN 37076

Responsible Party For Taxes:

Name: Access National Mortgage
Address: 1800 Robert Fulton Dr, Ste. 350
City, State, Zip: Reston, VA 20191

Tax ID: 086-12-0A-080.00-CO