THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $240,000.00. Affiant Subscribed and sworn to before me this 18th day of March, 2019. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 34681-02-2019**	

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 208808 DEEDWARR
03/22/2019 03:59:36 PM 3 pgs
Fees: $18.00 Taxes: $888.00

20190322-0026422

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benjamin Eaton, Amara Porter 5072 Bell Road Hermitage, TN 37076	MOVEMENT MORTGAGE LLC 8024 CALVIN HALL RD INDIAN LAND, SC 29707	Map and Parcel No.: 098 05 0 094 00

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, **Christopher Elliott Simpson, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Eaton, an unmarried man, and Amara Porter, an unmarried woman, as tenants in common with rights of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5072 Bell Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. 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, except as set out on Exhibit "A" hereto.

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 the 18th day of March, 2019.

Christopher Elliott Simpson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher Elliott Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2019.

Notary Public

My Commission Expires:

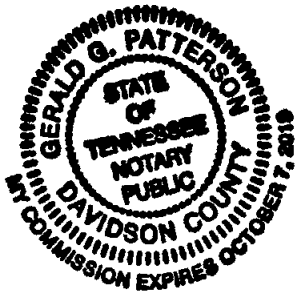


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Revision of Lots 216 Through 219 Section 7, Lake Park, as of record in Plat Book 5060, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Christopher Elliott Simpson and Amanda Nicole Simpson, husband and wife by deed dated February 18, 2015 from Pamela J. Whittig Barton and Randy L. Barton, wife and husband of record in Instrument No. 20150227-0017271, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20150429-0038294, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree of Divorce filed May 19, 2017 in Docket No. 17D272, Third Circuit Court for Davidson County, Tennessee. In accordance with the terms of the Final Decree of Divorce, subject property was divested out of Amanda Nicole Simpson and vested solely in Christopher Elliott Simpson. By Quitclaim Deed dated March 7, 2019 of record in Instrument No. 20190307-0021193, Register's Office for Davidson County, Tennessee, Amanda Nicole Simpson an unmarried woman, conveyed subject property to Christopher Elliott Simpson, an unmarried man.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 098 05 0 094 00.
2. Restrictive Covenants contained in an instrument of record in Book 5057, page 436, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5060, page 22, Register's Office for Davidson County, Tennessee.