WARRANTY DEED

Karen Johnson Davidson County
Batch# 212362 DEEDWARR
04/01/2019 12:58:30 PM 2 pgs
Fees: $13.00 Taxes: $834.35
20190401-0029191

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$225,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 DAY OF March 2019
2019

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
PATRICK HAMILTON, AN UNMARRIED MAN	MOVEMENT MORTGAGE, LLC	081-06-0A-017.00 CO
(Name)	(Name)	
1911 28th Ave North	8024 CALVIN HALL ROAD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	INDIAN LAND, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANDREA N. GARRETT AND CHARLES E. GARRETT JR., WIFE AND HUSBAND** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PATRICK HAMILTON, AN UNMARRIED MAN** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 17, on the plan of Resubdivision of the remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the East Part of Lot 10 of the Harding Bosley Tract Plat Book 547, Page 4, of record in Instrument No. 20030516-0067328 and corrected in Instrument No. 20031014-0151915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to SAXON MORTGAGE SERVICES, INC., by Substitute Trustee's Deed from NATIONWIDE TRUSTEE SERVICES, INC, AS SUBSTITUTE TRUSTEE, of record in Instrument No. 20090310-0021558, dated January 29, 2009, said Register's Office.

For further reference see the following deeds in Instrument No. 20090310-0021558, dated January 29, 2009, Instrument No. 20170216-0016158, dated February 15, 2017, and in Instrument No. 20171121-0119571, dated November 13, 2017, said Register's Office.

SAXON MORTGAGE SERVICES, INC. has conveyed said property to ANDREA N. GARRETT AND CHARLES E. GARRETT JR., WIFE AND HUSBAND by quitclaim deed of record in Instrument No. 20190326-0027120, dated March 20, 2019, said Register's Office.

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.

Executed by my hand this the 28th of March, 2019.

Andrea N. Garrett

Andrea N. Garrett

Charles E. Garrett, Jr.

Charles E. Garrett, Jr.

STATE OF Tennessee

County OF Davidson

I, Maxine J Rucker, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Andrea N. Garrett and Charles E. Garrett, Jr., personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 28th of March, 2019.

Notary Public

My Commission Expires: _____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

Please return to
Logos Realty Closing Services Inc.
301 S Perimeter Park Dr, Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Jennifer Chandler-Cole

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020