Karen Johnson Davidson County
Batch# 276605 DEEDWARR
08/26/2019 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $852.85
20190826-0085911

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,500.00

Meredith Macy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19TH day of AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jeffrey Irwin, Miguel A. Palos, JR, Nathan William	Movement Mortgage, LLC	087 05 0A 024.00
(NAME) 424 Church Street #2000	(NAME) 8024 Calvin Hall Road	
(ADDRESS) Nashville, TN 37219	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Holly Deal Bales and husband, Joseph N. Bales**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey Irwin, a married man, as to a 33.3% interest Miguel A. Palos, JR, an unmarried man, as to a 33.3% interest, and Nathan Williams, a married man, as to a 33.3% interest, as tenants-in-common**, 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. 24 on the Plan of Final Plat Farmingham Woods, Phase I, as of record in Plat Book 7900, Page 228, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said Lot No. 24 fronts 40.00 feet on the southerly margin of Colchester Drive and extends back 125.00 feet on the westerly line and 125.00 feet on the easterly line to a dead line in the rear measuring 40.00 feet thereon.

Being the same property conveyed to Holly J. Deal and Rahsaan Jelani Barber, as joint tenants with right of survivorship by Warranty Deed from Charles H. Seay Jr. and wife, Jennifer H. Seay, husband and wife dated April 04, 2008 and recorded April 08, 2008 in Instrument No. 20080408-0035360, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Holly Deal Bales by Quitclaim Deed from Holly J. Deal and Rahsaan Jelani Barber, as joint tenants with right of survivorship dated February 03, 2014 and recorded February 14, 2014 in Instrument No. 20140214-0013100, in said Register's Office for Davidson County, Tennessee.

File Number: MTJ-1907078SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5923 Colchester Drive, Hermitage, TN 37076

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 our hands this 19th day of August, 2019

Holly Deal Bales

Joseph N. Bales

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Holly Deal Bales and husband, Joseph N. Bales, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of August, 2019.

Notary Public

My Commission Expires: 6/9/2020

(SEAL)

JENNIFER GENTRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: MTJ-1907078SSO

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022