Karen Johnson Davidson County
Batch# 380801 DEEDWARR
04/02/2020 10:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200402-0035370

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr Ste 290
Brentwood, TN 37027
B20-0396

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of March, 2020

Notary Public

Commission Expires: 6-26-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nicholas J. Barton 117 Lightwood Dr Antioch, TN 37013	Movement Mortgage, LLC 8024 Calvin Hall Rd. Indian Land, SC 29707	174-09-0B-026.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sepideh Pourhassani and Ryan Speakman, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas J. Barton, a married man

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:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Final Plat of Kingsport, Phase 1 of record in Instrument No. 20171117-0118044, corrected in Instrument No. 20171205-0123987, 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 Clayton Properties, Inc., a Tennessee Corporation, by Warranty Deed from Green Trails, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180222-0016741 Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on February 22, 2018 and Scrivener' s Affidavit recorded on March 12, 2018 in Instrument No. 20180312-0023161.

Being the same property conveyed to Sepideh Pourhassani and Ryan Speakman, wife and husband, by Warranty Deed from Clayton Properties Group, Inc., a Tennessee Corporation, of record in Instrument No. 20180904-0087240 Register's Office for Davidson County, Tennessee, dated August 30, 2018 and recorded on September 04, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 117 Lightwood Dr, Antioch, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of March, 2020.

Sepideh Pourhassani

Ryan Speakman

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sepideh Pourhassani and Ryan Speakman** 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 at Brentwood, Tennessee this 31st day of March, 2020.

CLINT BRUMIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
(Notary Seal)

Notary Public
My Commission Expires: 11/14/23

True Copy Certification

I, Nick Harris, 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 Tennessee

County of Williamson

Personally appeared before me, T.P. Boshears, a notary public for this county and state, Nick Harris 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: 3-7-23

Notary' Seal

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY