Karen Johnson Davidson County
Batch# 441027 DEEDWARR
07/21/2020 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20200721-0079738

WARRANTY DEED

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TN
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF July, 2020

Liz Davis
Notary Public

MY COMMISSION EXPIRES: 5-17-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Ashley Wotton and Erick Joseph Wotton	Movement Mortgage, LLC	
(NAME) 7528 W. Winchester Dr.	(NAME) 8024 Calvin Hall Rd.	151100A00800CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Indianland, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Andre R. Thompson,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Ashley Wotton and Erick Joseph Wotton, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 8 Phase One, Villages of Long Hunter as shown by plat of record in Plat of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andre R. Thompson by virtue of that certain Warranty Deed dated September 23, 2002, and being of record at Instrument No. 20021001-0119323, re-recorded at Instrument No. 20021018-0128396 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20010123-0006894. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010531-0056382 Charter recorded at Instrument No. 20010531-0056381, in the Register's Office of Davidson County, Tennessee, **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 7528 W. Winchester Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 13 day of July, 20 20.

Andre R. Thompson

Andre R. Thompson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Andre R. Thompson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13 day of July, 20 20.

Notary Public

My Commission Expires: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

