It is the responsibility of the Grantee of this instrument to immediately record it. Failure to record this instrument could adversely affect the validity of your title.

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, together with other good and valuable consideration not herein mentioned, receipt of all of which is hereby acknowledged, We, **JOSEPH ANTHONY GIATTINO and wife, KYNDRA N. GIATTINO (Grantors)**, have this day bargained and sold and by these presents do hereby bargain, sell, transfer and convey unto **REBECCAH SMITH, an unmarried woman, and NATHAN SCOTT, an unmarried man, as Tenants in Common with Right of Survivorship (Grantees)**, the following described real estate located in Davidson County, Tennessee, bounded and described as follows:

MAP AND PARCEL: 182-06-0A-235.00 CO
Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of the Final Plat of Old Hickory Hills, Phase Two – Section Three, of record in Instrument Number 20040420-0044507, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20041021-0126628, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

Being the same property conveyed unto Joseph Anthony Giattino and wife, Kyndra N. Giattino, by virtue of a Warranty Deed dated July 16, 2020 from Megan Cathleen Snyder, of record in Instrument Number 20200727-0081904, Register's Office, Davidson County, Tennessee.

No boundary survey was made at the time of this conveyance and the legal description is not different than the previous deed of record.

Karen Johnson Davidson County
Batch# 538743 **DEEDWARR**
12/21/2020 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20201221-0150950

THIS INSTRUMENT PREPARED BY:
PATTON & HYDER ATTORNEYS
645 SOUTH MAIN STREET, STE 104
CROSSVILLE, TENNESSEE 38555

SEND TAX BILLS TO:
Rebeccah Marie Smith
7233 Legacy Dr.
Antioch, TN 37013

NAME OF PROPERTY OWNER:
~~Same~~ Movement Mortgage, LLC
8024 ~~Holt~~ Calvin Hall Rd
Indian Land, SC 29707

TO HAVE AND TO HOLD the above described property to the Grantees herein, in fee simple, forever.

We covenant with the Grantees herein, that we are lawfully seized and possessed of said land and that we have a good and lawful right to convey the same; that it is free and unencumbered; and that we will forever warrant and defend the title thereto against the lawful claims of any and all persons whomsoever, and we bind our heirs and assigns by the above covenants.

This instrument was prepared from information furnished by the parties hereto for which the preparer assumes no responsibility. Preparer of this instrument makes no representations as to the validity of the title.

WITNESS our hands and signatures this 14th day of December, 2020.

JOSEPH ANTHONY GIATTINO

KYNDRA N. GIATTINO

STATE OF TENNESSEE)
COUNTY OF CUMBERLAND)

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **JOSEPH ANTHONY GIATTINO and wife, KYNDRA N. GIATTINO**, the within named bargainors with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of this instrument as their free act and deed for the purposes therein contained.

WITNESS my hand and seal of office this 14th day of December, 2020.

SUSAN M. HYDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CUMBERLAND
My Comm. Expires 03/10/2021

NOTARY PUBLIC
My Commission Expires: 3/10/2021

STATE OF TENNESSEE)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$275,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair voluntary sale.

Tax Paid $_____

AFFIANT

Subscribed and sworn to before me this 16th day of December, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY