BILL GARRETT, Davidson County
Trans:T20140086987 DEEDWARR
Recvd: 11/18/14 16:02 2 pgs
Fees:13.00 Taxes:906.50
20141118-0106428

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jenelle Ashley Byrd
2613 Thicket Ridge Ct
Hermitage, TN 37076

MORTGAGEE
Movement Mortgage LLC
841 Seahawk Circle
Virginia Beach, VA 23452

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 097 02 0A
PARCEL 351.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Blain Rhodes and wife, Leah Harmon n/k/a Rhodes,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jenelle Ashley Byrd, an unmarried woman,** 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. 351 on the Plan of Villages of Riverwood, Section One, Phase 4C, of record in Instrument No. 201307020068170, 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 Blain Rhodes, unmarried and Leah Harmon, unmarried by Warranty Deed dated November 5, 2013 from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20131108-0116251, Register's Office for Davidson County, Tennessee. Leah Harmon is now married to Blain Rhodes, and now known as Leah Rhodes.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of Villages of Riverwood of record in Instrument No. 20080408-0035557, Supplement, (annexing Section One, Phase 4C), of record in Instrument No. 201404240034618; subject to Storm Water Drainage Easement of record in Instrument No. 20051219-0152202; subject to Declaration of Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828; subject to Inspection and Maintenance Agreement for Private Stormwater Management Facility of record in Instrument No. 20070713-0083651; subject to Transmission Line easement of record in Book 4586, page 242; subject to Quitclaim Deeds to Villages of The Riverwood Homeowners' Association, Inc. for open spaces of record in Instrument No. 20080630-0067054 and Instrument No. 20110427-0032200; subject to easement conveyed to Comcast of Nashville I, LLC of record in Instrument No. 20090109-0002452; subject to the flow of the Stones River as it may or may not effect said Lot No. 351; easements, covenants conditions and all matters and notes as shown on the plan of record Instrument No. 20130702-0068170 Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **2613 Thicket Ridge Ct 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 14th day of November, 2014.

Blain Rhodes

Leah Harmon n/k/a Rhodes

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Blain Rhodes and Leah Harmon n/k/a Leah Rhodes, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $245,000.00.

AFFIANT

Subscribed and sworn to before me this 14th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY