WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040379 DEEDWARR
Recvd: 05/26/15 10:07 2 pgs
Fees:13.00 Taxes:1098.90
20150526-0047874

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

P-SD-15-1009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Steven C. Woods and Lisa Marie Woods	First Community Mortgage	
(NAME)	(NAME)	**156-05-0A-033.00 CO**
1009 Pine Meadow Court	245 Heritage Park Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BEN H. CANTRELL AND ROSE CANTRELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEVEN C. WOODS AND LISA MARIE WOODS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 33 on the Plan of Harpeth Village PUD, Section 2, Phase 1, as depicted on Exhibit A of the Declaration of Covenants, Conditions and Restrictions for Harpeth Village of record in Instrument No. 20090121-0005246, and further described in the Addendum to Declaration of Covenants, Conditions and Restrictions for Harpeth Village P.U.D. of record in Instrument No. 20090123-0006190, 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 by Warranty Deed from Danco Development, Inc. dba Franklin Heritage Homes to Ben H. Cantrell and Rose Cantrell, as recorded on the 13th day of December, 2013 in Instrument No. 20131213-0126027; Warranty Deed from Biltmore Development, LLC to Danco Development, Inc. dba Franklin Heritage Homes, as recorded on the 25th day of June, 2013 in Instrument No. 20130625-0065226; Special Warranty Deed from Kimco Barclay Harpeth, L.P., a Tennessee limited partnership to Biltmore Development, LLC, a Tennessee limited liability company, as recorded on the 24th day of April, 2007 in Instrument No. 20070424-0048960 and Quitclaim Deed from Kimco Barclay Harpeth, L.P., a Tennessee limited partnership to Biltmore Development, LLC, a Tennessee limited liability company as recorded on the 24th day of April, 2007 in Instrument No. 20070424-0048961 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Boundary Plat recorded in Instrument No. 20051227-0153838; and Instrument No. 20060505-0052434, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20060823-0104009, 20070117-0007067, 20070827-0102786, 20070507-0054445, 20090121-0005246, 20090123-0006190, Book 5653, Page 679 and Book 6044, Page 104 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of by-Laws recorded in Instrument No. 20090121-0005247.
- Easement for Comcast Nashville I, LLC, recorded in Instrument No. 20081107-0110815.
- Easement for Utilities, recorded in Book 4760, Page 840, Book 8019, Page 166 and Instrument No. 20100401-0024501.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20070829-0103726.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps

and Appurtenances recorded at Instrument No. 20070829-0103594.
- Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20051219-0151714.
- Conveyance of common area/open space recorded at Instrument No. 20080626-0066101.
- Electrical Permit recorded in Book 7511, Page 516, Book 7512, Page 319 and Book 7611, Page 418.
- Agreement for Dedication of Public Utilities and Abandonment of existing Easement recorded at Instrument No. 20000510-0047300.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 Pine Meadow Court, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF MAY, 2015.

Ben H. Cantrell

Ben H. Cantrell

Rose Cantrell

Rose Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212