BILL GARRETT, Davidson County
Trans:T20150088249 DEEDWARR
Recvd: 10/16/15 11:01 3 pgs
Fees:18.00 Taxes:1196.95
20151016-0105349

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $323,500.00

Affiant

Subscribed and sworn before me this the day of, . 10-7-15

Notary Public
My commission expires: 9-10-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David G. Marks 729 East Woodland Trail Nashville, TN 37211	Movement Mortgage LLC 841 Seahawk Circle Virginia Beach, VA 23452	172-03-0B-022.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SAMPSON O. HARRIS AND DONNA L. HARRIS, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID MARKS, AN UNMARRIED MAN hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of The Woodlands, Phase 2, a Planned Unit Development of record in Plat Book 6900, Page 635, 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 Sampson O. Harris and Donna L. Harris, husband and wife by Warranty deed from Richter Dial Builders, Inc., a Tennessee Corporation of record in Book 9249, page 171, Register's Office for Davidson County, Tennessee, dated February 09, 1994 and recorded on February 14, 1994.

This conveyance is subject to:
Taxes for the year 2015 and thereafter, not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee. All matters shown on the PUD Boundary Plat of record in Plat Book 6900, Page 497, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, Book 8643, Page 675 and Book 8672, Page 390, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7334, Page 149 and Book 7408, Page 289, Register's Office for Davidson County, Tennessee. Charter for HOA of record in Book 8454, Page 246, Register's Office for Davidson County, Tennessee. Conveyance of Common Area to HOA of record in Book 8472, Page 310, Register's Office for Davidson County, Tennessee. Agreement for Participation in Huntington Park Trunk Sewer of record in Book 6699, Page 752, in the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 7336, Page 3, Register's Office for Davidson County, Tennessee. Sanitary Sewer Easement of record in Book 6710, Page 495 and Book 7091, Page 428, Register's Office for Davidson County, Tennessee. Deed(s) of Conveyance of record in Book 8541, Pages 230, 241 & 247, Register's Office for Davidson County, Tennessee .Easement for State of Tennessee of record in Book 7917, Page 422, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

Subject to all Easements and Restrictions of record.

THIS IS ✓ IMPROVED ___UNIMPROVED PROPERTY KNOWN AS 729 East Woodland Trail, Nashville, TN 37211.

SH
TOH

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 7th day Oct. of 2015.

Sampson O. Harris

Donna L. Harris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sampson O. Harris and Donna L. Harris, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day Oct. of 2015 .

My commission expires:
9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY