THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15105747**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $330,000.00. Affiant Subscribed and sworn to before me, this 13th day of November, 2015. Notary Public My Commission Expires: 8/23/2016

BILL GARRETT, Davidson County
Trans:T20150097636 DEEDWARR
Recvd: 11/17/15 11:14 2 pgs
Fees:13.00 Taxes:1221.00
20151117-0116503

AMANDA VAUGHN
Notary Public
State of Tennessee
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mark M. Elliott and Roseann A. Elliott 5417 Cottonport Drive Brentwood TN 37027-7633	Send Tax Bills To: Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	Tax Information: Tax Parcel ID No. 171-08-0-A-143.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Judith E. Rucker, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark M. Elliott and Roseann A. Elliott, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 143 on the Plan of Subdivision Plat of Cottonport Plantation Phase I, of record in Plat Book 6900, Pages 529 and 530, 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 Judith E. Rucker, unmarried by Warranty Deed from Herman H. Rucker and wife, Dorothy R. Rucker, of record in Instrument No. 20050407-0038346, Register's Office for Davidson County, Tennessee, dated June 24, 2004 and recorded on April 07, 2005.

The execution of this instrument is effected by the signature of Charles Michael Rucker as Attorney-in-fact for Judith E. Rucker, which Power of Attorney is recorded in Instrument No. 20151117-0116502 in said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Pages 529 and 530, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7430, Page 784, amended in Book 7565, page 57, Book 7824, page 254, Book 7897, page 576 and Book 7897, page 578, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MIS-2095

restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7637, Page 925, amended in Book 8313, page 932, and the By-Laws appended thereto in Book 7637, page 966, amended in Book 10775, page 37, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter for Cottonport Plantation Homeowners Association, Inc. of record in Book 7621, Page 600 and amended in Book 7981, page 971, in the Register's Office for Davidson County, Tennessee.

Storm water easement of record in Book 7350, Page 137, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 9698, Page 116, Book 9698, Page 120, Book 9698, Page 71, Book 9698, Page 76, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5417 Cottonport Drive Brentwood TN 37027-7633

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of November, 2015.

Judith E Rucker by [signature] Attorney in Fact

Judith E. Rucker by Charles Michael Rucker as Attonrey-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Michael Rucker, with whom I am personally acquainted, and who acknowledged that he is the Attorney-in-fact for Judith E. Rucker of the maker or constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 13th day of November, 2015.

[signature]
Notary Public
My Commission Expires: 02/26/17

