WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160085981 DEEDWARR
Recvd: 09/30/16 08:51 2 pgs
Fees:13.00 Taxes:573.50
20160930-0103077

G-KW-16-210-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Casey M Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF SEPTEMBER, 2016.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 8/20/2019

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)
Casey M. Woods	**Movement Mortgage, LLC**	
(NAME)	(NAME)	**073-16-0A-210.00-CO**
210 Cumberland Trace	**841 Seahawk Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL HARBINAK AND LORI J. COLLINS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASEY M. WOODS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 all of Unit No. 210, on the Plan of Cumberland Trace, as shown by plat appearing of record in Plat Book 5200, Page 724, revising plat of record in Plat Book 5200, Page 700, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael Harbinak and Lori J. Collins, husband and wife, joint with rights of survivorship by Warranty deed from Michael Harbinak, a married man of record in Instrument No. 20120515-0042062 Register's Office for Davidson County, Tennessee, dated May 04, 2012 and recorded on May 15, 2012.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 5200, Page 724, revising plat of record in Plat Book 5200, Page 700, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6218, Page 528, as amended in Instrument No. 20040405-0038158 and Instrument No. 20090825-0080066, Register's Office for Davidson County, Tennessee.
- Rules and Regulations of the Cumberland Trace Homeowners' Association of record in Instrument Number 20151103-0112087, and Affidavit recorded in Instrument No. 20151110-0114516, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Cumberland Trace Homeowners Association of record in Book 6218, page 525, in the Register's Office for Davidson County, Tennessee.
- Easement to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4373, Page 83, in the Register's Office for Davidson County, Tennessee.
- Easement for conservation greenway of record in Instrument Number 20011024-0116288, in the Register's Office for Davidson County, Tennessee.
- Easement for reservation of right to use water, and ingress and egress of record in Book 635, Page 618, in the Register's Office for Davidson County, Tennessee.
- Easement for a 20-foot roadway of record in Book 1878, Page 164 and Book 2753, Page 60, in the Register's Office for Davidson County, Tennessee.
- Easement for and right to flood of record in Book 2203, Page 189, in the Register's Office for Davidson County, Tennessee.
- Easement for reservation of the right to draw water from a well of record in Book 3571, Page 194, in the Register's Office for Davidson County, Tennessee.
- Easement for a well of record in Book 1126, Page 461, in the Register's Office for Davidson County, Tennessee.
- Easement granted to United States of America in connection with the Cheatham Lock and Dam Project on the Cumberland River, being known as Tract No. S-1901-E of record in Book 2281, Page 177, in the

Register's Office for Davidson County, Tennessee.
- Easement for access to the Cumberland River of record in Book 4215, Page 423, in the Register's Office for Davidson County, Tennessee.
- Easement and use rights for ingress and egress, cultivation, and for sewer lines, taps and connections of record in Book 6113, Page 475, in the Register's Office for Davidson County, Tennessee.
- Easement for right to use spring, and reservation of the right to use water from a well with ingress and egress thereto, of record in Book 1422, Page 179, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130517-0050098, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6081, Page 854, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120515-0042062 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **210 Cumberland Trace, Nashville, Tennessee 37214**.

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 23rd DAY OF SEPTEMBER, 2016.

Michael Harbinak

Lori J. Collins

STATE OF OHIO

COUNTY OF Summit

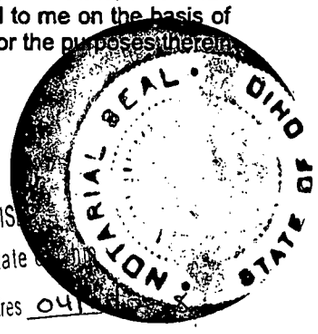
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL HARBINAK, the within named bargainor, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument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

Witness my hand and official seal, this the 23rd of September, 2016.

Notary Public STATE OF OHIO COUNTY OF Summit
My Commission Expires: 04/14/2018
(SEAL)



JEANIE M KISER
Notary Public, State of Ohio
My Commission Expires 04/14/2018



STATE OF ~~TENNESSEE~~ OHIO
COUNTY OF ~~DAVIDSON~~ Summit

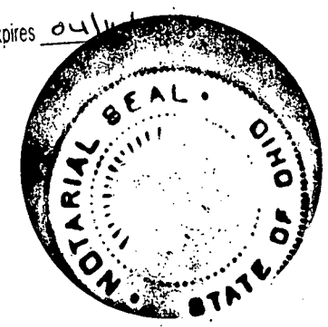
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORI J. COLLINS, the within named bargainor, ~~with whom I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he/~~she executed the within instrument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

Witness my hand and official seal, this the 23rd of September, 2016.

Notary Public STATE OF OHIO COUNTY OF Summit
My Commission Expires: 04/14/2018
(SEAL)



JEANIE M KISER
Notary Public, State of Ohio
My Commission Expires 04/14/2018



RETURN TO:
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Nashville, TN 37212