WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103718 DEEDWARR
Recvd: 11/23/16 11:09 2 pgs
Fees:13.00 Taxes:802.90
20161123-0123742

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$217,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~21ST~~ 22nd DAY OF NOVEMBER, 2016

Notary Public

MY COMMISSION EXPIRES : 3/10/19

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
Karak Arnett and Heather Arnett	Movement Mortgage, LLC	
(NAME)	(NAME)	136-15-0-010.00
2909 Harbour View Dr.	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David Hoffman, Daniel Hoffman and Jacqueline B. Hoffman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karak Walter Arnett and wife, Heather Walter Arnett

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. 84 on the plan of section One Harbour Town Village of record in Book 4675, pages 3 and 4 Register's Office for Davidson County, Tennessee.
Being the same property conveyed to David Hoffman, Daniel Hoffman, and Jacqueline B. Hoffman, as tenants in common with rights of survivorship, by deed from David Hoffman, unmarried and Daniel Hoffman, unmarried, dated January 19, 2011 and recorded in Instrument Number 20110128-0008039 in the Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **2909 Harbour View Dr., Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this **21st day of November, 2016.**

David Hoffman

David Hoffman

Daniel Hoffman

Daniel Hoffman

Jacqueline B. Hoffman

Jacqueline B. Hoffman

STATE OF Tennessee

COUNTY OF Wilson

Personally appeared before me, a Notary Public of said County and State, **David Hoffman and Daniel Hoffman and Jacqueline B. Hoffman** the within named Seller(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 at office on **21st day of November, 2016.**

Notary Public. My Commission Expires: 5/8/18



Property was not used as primary residence by either of the 3 sellers. No homestead applies. David and Daniel Hoffman are single and Jacqueline B. Hoffman is married.