WARRANTY DEED

ZANA C. PETTY
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 $ 220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Austin Hall	Acopia Home Loans	Parcel ID:
3109 Ironwood Dr. .	7000 Executive Center Dr., Bldg. 2, Ste.	09610025100
Nashville, TN 37214	105 Brentwood, TN 37027	

FOR AND IN 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

Nathan P. Woodhouse and wife, Bryn Henley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Austin Hall , unmarried man

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. 637, on the Plan of Cloverhill, Section No. VIII, of record in Book 2331, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nathan P. Woodhouse and Bryn Henley, as joint tenants with right of survivorship, by deed from Douglas A. Oglesby, an unmarried man, of record in Instrument 20160315-0024548, said Register's Office, dated March 15, 2016.

This conveyance is subject to Restrictive Covenants of record in Book 2145, Page 262 amended in Book 2334, Page 307, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 10 and 11, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3109 Ironwood Dr., Nashville, TN 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 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.

BILL GARRETT, Davidson County
Trans:T20170047294 DEEDWARR
Recvd: 06/05/17 09:13 2 pgs
Fees:13.00 Taxes:814.00
20170605-0055581

Witness our hands this 31st day of May, 2017.

Nathan P. Woodhouse

Bryn Henley

STATE OF FLORIDA
COUNTY OF Okaloosa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan P. Woodhouse and Bryn Henley, 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 and official seal this 31 day of May, 2017.

My Commission Expires: 9/21/2020 Jacqueline Renee Your
Notary Public

JACQUELINE RENEE YOUR
Notary Public - State of Florida
Commission # GG 032409
My Comm. Expires Sep 21, 2020
Bonded through National Notary Assn.