WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-18

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November, 5, 2018

P-BR-17-700

BILL GARRETT, Davidson County
Trans:T20170062143 DEEDWARR
Recvd: 07/20/17 11:05 2 pgs
Fees:13.00 Taxes:1365.30
20170720-0073322

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:	
Brian Small and Shannon Small	**Movement Mortgage**	
(NAME)	(NAME)	
700 Riverbranch Ct	**8024 Calvin Hall Road**	**126-16-0A-544.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Indian Land, SC 29707**	
(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, **BRANDON H. HUMMEL AND ANDREA S. HUMMEL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHANNON SMALL AND BRIAN SMALL, WIFE AND HUSBAND,** 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 Lot No. 336 on the Plan of Final Plat, Riverwalk, Phase 3C of record in Plat at Instrument No. 20011026-0117231, as amended in Instrument No. 20050706-0077607 as corrected by Surveyor's Certificate of Correction in Instrument No. 20070330-0038464, 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 Brandon H. Hummel and wife, Andrea S. Hummel by Warranty deed from The Craig Company, a Tennessee Corporation of record in Instrument No. 20060803-0094771 Register's Office for Davidson County, Tennessee, dated July 31, 2006 and recorded on August 03, 2006.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument Number 20050706-0077607, as corrected by Surveyor's Certificate of Correction in Instrument No. 20070330-0038464, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Plan PUD Boundary Plat of record as Instrument Number 20011024-0115969, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, Instrument No. 2002042-0050565, Instrument No. 20040430-0049813 and Instrument No. 20040506-0051985 and Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061130-136691, Instrument No. 20040430-0049313, and Instrument No. 20061214-0154502, 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
- By-Laws of record in Instrument Number 20011105-0121083, in the Register's Office for Davidson County, Tennessee.
- Charter of the HOA of record in Instrument Number 20020425-0051371 and Instrument No. 20040827-0103644, in the Register's Office for Davidson County, Tennessee.
- Road and Utility Easement of record in Instrument Number 20010706-0072536, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreements of record in Instrument Number 20010919-0101279 and Instrument No. 20021119-0143587, in the Register's Office for Davidson County, Tennessee.
- Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for Davidson County, Tennessee.
- Easement for Nashville Chattanooga and St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
- Easement for TVA of record in Book 4205, Page 194 and Book 4226, page 715 and Book 4257, page 647

and Book 4230, Page 987, in the Register's Office for Davidson County, Tennessee.
• Easement for Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, page 7, in the Register's Office for Davidson County, Tennessee.
• Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, page 318 and Book 7526, page 324, in the Register's Office for Davidson County, Tennessee.
• Easement for Public Utilities of record in Instrument Number 20021125-0145984, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Register's Office for Davidson County, Tennessee.
• Open Space and Common Area of record in Instrument Number 20020424-0050564 and Instrument No. 20040827-0103644, in the Register's Office for Davidson County, Tennessee.
• Strom Water Detention Agreement of record in Instrument Number 20021119-0143687; Instrument No. 20040826-0103240 and Instrument No. 20040318-0030734, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Public Utilities Easement of record in Instrument Number 20040812-0097619, in the Register's Office for Davidson County, Tennessee.
• Subject to all matters shown on the Plan of record as Instrument Number 20031014-011984, Register's Office of Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20060803-0094771 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Taxes for 2017 and subsequent years a lien not yet due and payable.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **700 Riverbranch Ct, Nashville, Tennessee 37221**.

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 19th DAY OF JULY, 2017.

Brandon H. Hummel

Andrea S. Hummel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON H. HUMMEL AND ANDREA S. HUMMEL, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212