THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33812-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $915,000.00. Affiant Subscribed and sworn to before me this 28 day of July, 2017. Notary Public My Commission Expires: 12-1-2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address New Owner: Brianna Morant 6001 Sherwood Dr Nashville, TN 37215	**Send Tax Bills To:** Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	**Tax Information:** Map and Parcel No.: 158 04 0 017 00

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, **David F. Wood and wife, Natalia Vladimirovna Wood a/k/a Nataliya Vladimirovna** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brianna Elaine Morant, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6001 Sherwood Dr, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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:T20170065384 DEEDWARR
Recvd: 07/31/17 11:40 3 pgs
Fees:18.00 Taxes:3385.50
20170731-0077325

IN WITNESS WHEREOF, Grantor has executed this instrument on the ___day of July, 2017.

David F. Wood

Natalia Vladimirovna Wood a/k/a Nataliya Vladimirovna

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David F. Wood and Natalia Vladimirovna Wood a/k/a Nataliya Vladimirovna , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 463 on the Plan of Hillsboro Park Section 6-A, as of record in Plat Book 4060, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David F. Wood and wife, Natalia Vladimirovna Wood by deed dated June 16, 2015 from Margaret H. Rollins, individually and Margaret H. Rollins, Trustee of the Clark B. Rollins, Jr. Family Trust u/a/d October 1, 1996, of record in Instrument No. 20150618-0058095, Register's Office for Davidson County, Tennessee. Natalia Vladimirovna Wood and Nataliya Vladimirovna are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 158 04 0 017 00.
2. Restrictive covenants contained in an instrument of record in Book 2435, page 237, amended in Book 2603, page 440 and Book 4151, page 18, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 4060, page 22, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7985, page 564, Register's Office for Davidson County, Tennessee.