Bill Garrett Davidson County
Batch# 705 DEEDWARR
09/14/2017 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $604.95
20170914-0093829

WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 12.03.19
(AFFIX SEAL)

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-080362

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Eva Heckler	Movement Mortgage, LLC	
(NAME) 3105 Cedarcliff Cir.	(NAME) 8024 Calvin Hall Road	150-09-0-153.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty-Three Thousand Five Hundred And No/100 Dollars ($163,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PHILLIP F. HOOD, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVA L. HECKLER, AN UNMARRIED WOMAN**, 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. 80, on the plan of Phase I, Forest View Park, Section V, of record in Plat Book 6250, Page 203, and amended in Surveyor's Certificate of Correction in Book 6565, Page 61, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Taube, an unmarried man, by Warranty Deed from Tennessee Housing Development Agency, dated September 23, 2009 and recorded September 28, 2009 in Instrument No. 20090928-0089764, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Phillip F. Hood, unmarried by Warranty deed from Thomas Taube and spouse, Thomas Harmon of record in Instrument No. 20170803-0079184 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 3, 2017.

unimproved ☐
This is improved ☒ property, known as 3105 Cedarcliff Cir., Antioch, TN 37013
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Phillip F. Hood, unmarried this 7th day of September, 2017.

Phillip F. Hood

Phillip F. Hood

STATE OF Kentucky
COUNTY OF Jefferson

On this the 7th day of September, 2017, before me personally appeared Phillip F. Hood, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the7th day of September, 2017.

Jorgem Frederick
Notary Public

My Commission Expires: July 25, 2020

(SEAL)

JORGEM FREDERICK NOTARY PUBLIC STATE AT LARGE KY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

