Bill Garrett Davidson County
Batch# 41539 DEEDWARR
12/27/2017 12:29:45 PM 2 pgs
Fees: $13.00 Taxes: $684.87
20171227-0131234

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Joshua M. Woods
4121 Pleasant Colony Drive
Antioch, TN 37013

MORTGAGEE
Movement Mortgage, LLC
8024 Calvin Hall Road
Indian Land, SC 29707

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
150 14 0A 100.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Linda P. Harrison and husband, Scott H. Harrison,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua M. Woods, an 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. 717 on the plan of Calumet - Phase Seven, of record in Plat Book 9700, Page 628, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Linda P. Harrison and Husband Scott H. Harrison, by Quitclaim Deed from Lori Holloway, Trustee dated June 14, 2010, of record in Instrument No. 201006150046369, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7566, Page 664; Declaration of Covenants, Conditions and Restrictions in Book 10848, Page 873, By-Laws in Book 11356, Page 224 and Charter in Book 7572, Page 594 and Book 7682, Page 564; Stormwater Detention Agreement in Book 10835, Page 421; Quitclaim Deed to Calumet Homeowners Association in Book 7570, Page 216; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 628 and on P.U.D. Boundary Plat in Book 6900, Page 649, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantor.

This is improved property known as **4121 Pleasant Colony Drive Antioch, TN 37013.**

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 our hands this 22nd day of December, 2017.

Linda P. Harrison

Scott H. Harrison

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Linda P. Harrison and Scott H. Harrison, the bargainor(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 and official seal this 22nd day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 1.7.20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $185,100.00.

AFFIANT

Subscribed and sworn to before me this 22nd day of December, 2017.

NOTARY PUBLIC

My Commission Expires: 1.7.20

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY