Bill Garrett Davidson County
Batch# 118526 DEEDWARR
07/19/2018 11:22:30 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20180719-0070460

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-4-2021
(AFFIX SEAL)

ARSUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

File No.: HTF18-060720

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert K. Harlan and Marc A. Ashby	Quicken Loans	
(NAME)	(NAME)	
845 Oak Terrace Dr	1050 Woodard Ave	148-08-0-076.00
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Detroit MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($280,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **PHILLIP F. HOOD, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT K. HARLAN, A SINGLE MAN AND MARC A. ASHBY, A MARRIED 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. 72 on the Plan of Section One, Oakwood Terrace of record in Book 4460, Pages 54 and 55, 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 Johnnie R. Flippo, an unmarried person by Warranty Deed from Monica Miller and husband, Barry W. Miller, of record in Instrument No. 20010305-0020456, Register's Office for Davidson County, Tennessee, dated March 01, 2001 and recorded on March 05, 2001.

The said Johnnie R. Flippo aka Johnnie Ray Flippo and Johnnie Flippo having since died on August 23, 2015, and by The Last Will and Testament of Johnnie Flippo under Docket No. 17P800 as Muniment of Title in the Seventh Circuit Court for Davidson County, Tennessee, property was devised to Connie Flippo.

Being the same property conveyed to Phillip F. Hood, a single man by Warranty Deed from Connie Flippo, a single woman of record in Instrument No. 20170522-0050430, Register's Office for Davidson County, Tennessee, dated May 18, 2017 and recorded on May 22, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: ; further to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 845 Oakwood Terrace Drive, 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.

Witness my/our hand(s) this the 13th day of July, 2018

Phillip F. Hood

STATE OF Kentucky
COUNTY OF Jefferson

On this 12th day of July, 2018, before me personally appeared Phillip F. Hood, a single man to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ Jefferson County, ~~Tennessee~~ Kentucky this 12th day of July, 2018.

Notary Public
Commission Expires: _____

LISA S. TANT
Notary Public, State at Large, KY
My commission expires October 6, 2021

True Copy Certification

I, Penny U. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)