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. 34431-08-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me this 9th day of October, 2018. Notary Public My Commission Expires:

Karen Y Johnson Davidson County
Batch# 150626 DEEDWARR
10/11/2018 08:31:31 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00

20181011-0100693

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17 2020

WARRANTY DEED

Address New Owner: Larissa Lundstrom 3712 Nate Cove Antioch, TN 37013	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 183 05 0 A 041 00CO

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, **Emmett Lee Harvell and wife, Katrice Tharpe** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Larissa Lundstrom,** unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3712 Nate Cove, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 9th day of October, 2018.

Emmett Lee Harvell

Katrice Tharpe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emmett Lee Harvell and Katrice Tharpe, 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 9th day of October, 2018.

Notary Public

My Commission Expires:
10-7-2019



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 440 on the Plan of Phase One, Section Two, October Woods, as of record in Plat Book 9700, pages 54 and 55, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Emmett L. Harvell and wife, Evelyn M. Harvell by deed dated May 29, 1997 from Claridge Builders Co., LLC of record in Book 10474, page 853, Register's Office for Davidson County, Tennessee. Evelyn M. Harvell having since died. By Quitclaim Deed dated November 1, 2017 of record in Instrument No. 20171101-0111986, Register's Office for Davidson County, Tennessee, Emmettt Lee Harvell, being one and the same as Emmett L. Harvell, conveyed subject property to Emmett Lee Harvell and wife, Katrice Tharpe.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 183 05 0 A 041 00CO.
2. Restrictive Covenants contained in an instrument of record in Book 5047, page 661, and Book 5047, page 656, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, and Restrictions for October Woods, of record in Book 9840, page 276, Register's Office for Davidson County, Tennessee.
4. By-Laws of October Woods Homeowner's Association, Inc., of record in Book 9840, page 267, Register's Office for Davidson County, Tennessee.
5. Dedication of open space to October Woods Homeowner's Association, Inc. of record in Instrument No. 20000425-0041127, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 9700, pages 54 and 55, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Boundary Plat of record as Book 7900, page 909, Register's Office for Davidson County, Tennessee.
8. Easement for permanent drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 8443, page 75, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 9771, page 560 and Book 10010, page 50, Register's Office for Davidson County, Tennessee.