Davidson County DEEDWARR
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Fees:11.00 Taxes:240.50
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WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00
Affiant
Subscribed and sworn to before me, this 22nd DAY OF January, 2001.
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)
DAVIDSON COUNTY TENNESSEE
My Commission Expires JAN. 31, 2004

N-GARRETT-00-2160

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monique L. Hodison	CTX Mortgage, Inc.	
216 Oak Grove Drive (ADDRESS)	216 Centerview Drive, Ste 233 (ADDRESS)	107-05-B-216 CO
Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SYDNEY GWEN PUCKETT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MONIQUE L. HODISON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 216 on the Plan of Addition to Five Oaks, a Planned Unit Development, of record in Plat Book 5200, Page 456, and amended in Book 5784, Page 521, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sydney Gwen Puckett by deed of record in Book 10744, Page 343, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 5781, Page 563, amended in Book 5784, Page 563, By-Laws in Book 5781, Page 602 and Articles of Incorporation in Book 5781, Page 599 and Book 5957, Page 930, Homeowner's Association Charter of record in Book 5790, Page 798, Easement in Book 5861, Page 569 and Deed of Conveyance in Book 5823, Page 551, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 216 Oak Grove Drive, Nashville, Tennessee 37217
(House Number) (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 22nd day of January, 2001.

Sydney Gwen Puckett

STATE OF ~~Tennessee~~ FLORIDA
COUNTY OF ~~Davidson~~

Personally appeared before me, , a Notary Public in and for said County and State, the within named Sydney Gwen Puckett , 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 at Nashville, Tennessee, this 22nd day of January, 2001.

My Commission Expires:

MIKKI MARKO
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # CC906721
EXPIRES 4/7/2004
BONDED THRU ASA 1-888-NOTARY1

Mikki Marko
Notary Public

MIKKI MARKO
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION # CC906721
EXPIRES 4/7/2004
BONDED THRU ASA 1-888-NOTARY1

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 22nd day of January, 2001.

My Commission Expires _____

_____
Notary Public

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

- ☐ 100 Hazel Path, Suite A, Hendersonville, Tennessee 37075
- ☐ 111 W. College Street, Murfreesboro, Tennessee 37130
- ☒ 2000 Glen Echo Road, Suite 209, Nashville, Tennessee 37215
- ☐ 4783 Andrew Jackson Parkway, Suite 1-C, Hermitage, Tennessee 37076
- ☐ 224 Old Hickory Boulevard, Suite B, Nashville, Tennessee 37221
- ☐ 1770 Kirby Parkway, Suite 207, Forum Building III, Memphis, Tennessee 38138

MARY FRANCES RUDY
ATTORNEY - AT - LAW