WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teressa B. Watson	Franklin American Mortgage Company	86-7-171
(NAME)	(NAME)	
1416 Market Square	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Milton R. Hodges and Martha J. Hodges, Co-Trustees of the Hodges Family Revocable Living Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teressa B. Watson and husband Edward L. Watson, Jr., 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:

Being Lot No. 239, on the plan of Jackson's Retreat, Phase V-B, of record in Plat Book 6050, Page 321, amending Plat Book 6250, Page 905, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Milton R. Hodges and Martha J. Hodges, Co-Trustees of the Hodges Family Revocable Living Trust Agreement, by deed of record in Book 10799, Page 115, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 1416 Market Square, Hermitage, TN 37076
(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.

Davidson County DEEDWARR
Recvd: 02/07/01 13:29 2pgs
Fees:11.00 Taxes:425.13
20010207-0012187

Witness our hands this 26th day of January, 2001.

Milton R. Hodges and Martha J. Hodges, Co-Trustees
of the Hodges Family Revocable Living Trust

By: Milton R Hodges, Co-Trustee

Attest: Martha J. Hodges co-truste

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Milton R. Hodges and Martha J. Hodges with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the Co-Trustees of the Hodges Family Revocable Living Trust, and that they as such Co-Trustees executed the foregoing instrument for the purposes therein contained, by signing the name as Co-Trustees.

Witness my hand and official seal at Nashville, Tennessee this 26th day of January, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Elizabeth E. Triplett Notary Public

