WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/03 11:07 2pgs
Fees:13.00 Taxes:399.60
20030908-0130718

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires Feb. 19, 2007

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

K Hodges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2003.

Betty Hodges
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 256 Seaboard Lane
Suite B-105
Franklin, Tennessee 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Korey Philip Hodges	CitiMortgage, Inc.	
(NAME)	(NAME)	
1601 Long Ave.	P.O. Box 7706	94-1-422
(ADDRESS)	(ADDRESS)	
Nashville, TN	Springfield, IL 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20032052

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, Fred R. Bracey and wife, Sheryl G. Bracey**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Korey Philip Hodges and wife, Sarah Jane Appleby-Hodges**, 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. :

A certain tract or parcel of land in Davidson County, Tennessee, as follows: Being the westerly half of Lot No. 189 on the Plan of Edgefield Land Co.'s First Subdivision, as of record in Book No. 57, page 130 R.O.D.C. Tennessee. Said westerly half of Lot No. 189 fronts 40 feet on the northerly side of Long Avenue and runs back between parallel lines with the easterly margin of 16th Street 150 feet to an alley.

Being the same property conveyed to Fred R. Bracey and wife, Sheryl G. Bracey by deed from Lucille Stone Irwin, unmarried and recorded in instrument Number 200006210061705, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1601 Long Ave., Nashville, TN 37206

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 29th day of August 2003.

Fred R. Bracey

Sheryl G. Bracey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said County and State, personally appeared Fred R. Bracey and wife, Sheryl G. Bracey, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Franklin, Tennessee this 29th day of August, 2003.

Commission expires:

Notary Public

BETTY HODGES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

My Commission Expires Feb. 19, 2007