WARRANTY DEED

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,500.00

Richard O. Hodges
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires Jan. 25, 2006

Davidson County DEEDWARR
Recvd: 03/02/04 15:48 2pgs
Fees:13.00 Taxes:149.85

20040302-0023716

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard O. Hodges	Richard O. Hodges new owner	071-15-0-334.00
(NAME) 1225 North Second Street	(NAME)	
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(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, Ray W. Hester, married , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard O. 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:

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of The Benedict Land Co.'s Subdivision of the Lindsley Tract, as of record in Book 332, Page 40, Register's Office for said County.

Said Lot No. 77 fronts 50 feet on the easterly margin of North Second Street and extends back between parallel lines 181 feet to an alley.

Being the same property conveyed to Ray W. Hester, married by Warranty Deed dated August 18, 1994 from Janice Massengill Kittrell, married of record in Book 9442, Page 144, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1225 North Second Street, Nashville, TN 37207

(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 27th day of February, 2004.

Ray W. Hester by W. Lance Baugher Attn in fact

Ray W. Hester

STATE OF Tennessee
COUNTY OF Williamson

On this the 27th day of February, 2004, before me personally appeared W. Lance Baugher, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ray W. Hester, and who acknowledged that ~~Ray W. Hester~~ W LANCE executed the same as the free act and deed of the said ~~W. Lance Baugher~~ RAY W HESTER by virtue of that Power of BAUGHER Attorney, duly executed by the said Ray W. Hester and appearing of record in Instrument #_____, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 27th day of February 2004.

My Commission Expires:
2-8-07

Notary Public

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

File Number24010390
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027