24-1-191

**Register Return to:**
**Land Title South, Inc.**
**501 Corporate Centre Dr.**
**Suite 360**
**Franklin, TN 37067**

Davidson County DEEDWARR
Recvd: 05/24/04 15:01 2pgs
Fees:13.00 Taxes:1298.70
20040524-0060780

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES OCTOBER 05, 2004 (NOTARY SEAL)

LEA CALDWELL NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Billy Hamburg | new owner | 105-13-139 |
| (NAME) 1504 Beechwood Avenue | (NAME) | |
| (ADDRESS) Nashville, TN 37210 | (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,

**BENNETT A. HODGES AND WIFE, MELISSA G. HODGES,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**BILLY HAMBURG AND CAROLINE SANDERS, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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 the easterly ½ of Lot No. 87 on the Plan of Belmont Land Company's Plan called Belmont Heights, as of record in Plat Book 421, Page 34, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Bennett A. Hodges and wife, and Melissa G. Hodges by Warranty Deed dated June 25, 1999 from Susan L. Willard and husband, Paul R. Messier of record in Book 11570, Page 349, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1504 Beechwood Avenue, Nashville, TN 37212
(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 17th day of May, 2004.

Bennett A. Hodges

Melissa G. Hodges

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bennett A. Hodges and wife, Melissa G. Hodges, 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 Brentwood , Tennessee this 17th day of May, 2004

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

