Return to: 934 Oldham Drive, Ste 100-A, Nolensville, TN 37135 1st

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/04 14:12 2pgs
Fees:13.00 Taxes:684.50
20040809-0095922

#146

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2004.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 31, 2006
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Sanders	IndymacBank, FSB	Map 172-12-B Parcel 100 CO
(NAME)	(NAME)	
2748 Call Hill Road	3465 E. Foothill Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pasadena, CA 91107	
(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, **Scott Hood and wife, Letitia A. Hood**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Sanders, unmarried**, 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 lying in Davidson County, Tennessee, being Lot 491 on the plan of the Resubdivision of Lots 491 on the Plan of the Resubdivision of Lots 491 and 492, Bradford Hills, Section Seven of record in Plat Book 7900, page 6 and Plat Book 6050, page 496, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Scott Hood and wife, Letitia A. Hood from Scott Hood and Letitia A. Ables, both unmarried by Quitclaim Deed dated August 8, 1997 of record in Book 10566, page 318, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) 2004 Metropolitan Davidson County Taxes a lien against said property but are not yet due and payable. Said taxes have been prorated as of the date of this instrument with Grantors paying said prorata part thereof to Grantees who will be responsible for the payment of said taxes when due and payable; (2) Matters as shown on the Plan of Resubdivision of Lots 491 and 492 of Bradford Hills, Section Seven of record in Plat Book 7900, page 6, and Plat Book 6050, page 496, Register's Office for Davidson County, Tennessee; (3) Charter of Bradford Hills Homeowner's Association of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee; (4) Declaration of covenants, conditions and restrictions for Bradford Hills of record in Book 8069, page 170 and Section Seven was added those restrictions by amendment of record in Book 8522, page 853, Book 9055, page 826, re-recorded in Book 9058, page 989, Book 9227, page 681, Book 9384, page 290; Book 9693, page 70, Register's Office for Davidson County, Tennessee; (5) By-Laws of Bradford Hills of record in Book 8071, page 531, Register's Office for Davidson County, Tennessee; (6) Deed for the common open space for all sections of record in Book 9779, page 672, Register's Office for Davidson County, Tennessee; (7) Deeds of conveyance for water and sewer lines to The Metropolitan Government of Nashville, Davidson County, Tennessee of record in Book 8733, page 769, and in Book 8377, page 808, Register's Office for Davidson County, Tennessee; (8) Restrictions of record in Book 8154, page 304, Book 9779, page 672, Book 8377, page 769; Book 8377, page 808, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2748 Call Hill Road, Nashville, TN 37211
(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 our hands this 2nd day of August, 2004.

Scott Hood

Letitia A. Hood

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for State and County, personally appeared Scott Hood and Letitia A. Hood, the within named bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 2nd day of August, 2004.

Commission expires: 1-25-06

Notary Public

