WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVDIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2004. Notary Public MY COMMISSION EXPIRES: 9-20-08 (AFFIX SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title and Escrow, LLC, 6320 Highway 41-A, Ste. 201, Pleasant View, TN 37146

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Mitchell Hodge	NEW OWNER	105-05-009
(NAME)	(NAME)	
1304 Villa Place		
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(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,

ROGER FOLSOM AND WIFE, SANDRA FOLSOM,

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

SCOTT MITCHELL HODGE AND WIFE, KRISTINIA GREENE HODGE

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. 5 on the plan of the Subdivision of Lots Nos. 37 and 52 O.B. Hayes Rokeby Addition, being part of Lot No. 37, as of record in Book 547, page 2, Register's Office for said County described as follows:

Said Lot No. 5 fronts 59 feet on the easterly side of Villa Street and runs back 152 feet 10 inches on the south line of an alley, and shows 60 feet 7 inches on said alley.

Being the same property conveyed to Roger Folsom and wife, Sandra Folsom by Warranty Deed from Rodney D. Buckle, of record in Book 11744, page 97, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ■ property, known as 1304 Villa Place, 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 our hands this 23rd day of December, 2004.

Roger Folsom

Sandra Folsom

Davidson County DEEDWARR
Recvd: 01/03/05 10:54 3 pgs
Fees:18.00 Taxes:566.10

20050103-0000342

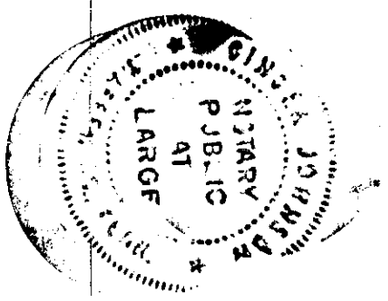
STATE OF TENNESSEE

COUNTY OF WARREN

I hereby certify that on this 23rd day of December, 2004 before me, a Notary Public in and for the State and County aforesaid, personally appeared Roger Folsom and Sandra Folsom known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at McMinnville, Tennessee this 23rd day of December, 2004.

Commission expires: 8-11-07

Notary Public



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