Box 13 # 9458

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris M Graham	American Mortgage Network, Inc., a Delaware Corporation	149-8-184
(NAME)	(NAME)	
707 Clearwater Court	11625 Rainwater Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Alpharetta, GA 30004	
(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, Clayton Mark Hodges and wife, Kimberly Hodges, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chris M Graham, 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 in Davidson County, Tennessee, being Lot(s) 17B, as shown on the map entitled Edge-O-Lake, Section 21, Zone Lot Numbers 10-16 and 18-43, of record in Plat Book 6250, Page(s) 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Clayton Mark Hodges and wife, Kimberly Hodges, by deed of record in Instrument No. 20050121-0007941, Register's Office for Davidson County, Tennessee.

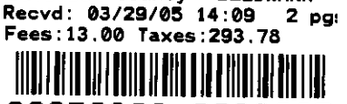
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 707 Clearwater Court, Nashville, TN 37217
(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.

Davidson County DEEDWARR
Recvd: 03/29/05 14:09 2 pg
Fees:13.00 Taxes:293.78



20050329-0033825

Witness our hands this 21st day of March, 2005.

Clayton Mark Hodges by Kimberly Hodges, his Attorney-in-fact

Kimberly Hodges

STATE OF TENNESSEE

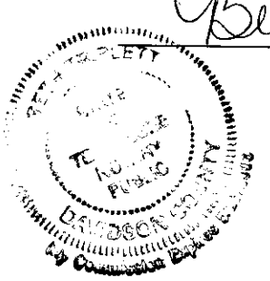
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Hodges with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2005.

Commission expires: May 28, 2006

Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 21st day of March, 2005, before me personally appeared Kimberly Hodges, the person who executed the foregoing instrument on behalf of Clayton Mark Hodges and who acknowledged that she executed the same as the free act and deed of the said Clayton Mark Hodges, through Power of Attorney granted 3/11/2005 by the said Clayton Mark Hodges.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2005.

Commission expires: May 28, 2006

Notary Public

