WARRANTY DEED

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$125,527.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **7TH DAY OF APRIL, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~July 28, 2008.~~ 1-25-2006

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANCK POTET	SUNTRUST MORTGAGE, INC.	91-1-A-7CO
(NAME)	(NAME)	
691 PARK STREET	201 4TH AVENUE NORTH, 7TH FLOOR	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	NASHVILLE, TN 37219	
(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, **HODGES & SON, INC.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRANCK POTET and wife, ANGELIQUE POTET**, 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 7 ON THE PLAN OF PARKEHAVEN SUBDIVISION OF RECORD IN INSTRUMENT NO. 20031104-0161788 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO HODGES & SON, INC. BY DEED FROM PENELOPE R. LANE AND HUSBAND, CLIFFORD R. LANE OF RECORD IN INSTRUMENT NO. 20030328-0041173, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **691 PARK 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 hand** this **7th day of April, 2005.**

HODGES & SON, INC.

By: Dannie Hodges Pres

DANNIE HODGES

Davidson County DEEDWARR
Recvd: 04/08/05 08:01 2 pgs
Fees:13.00 Taxes:464.45
20050408-0038556

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, Justin Tatum of the State and County aforesaid mentioned, personally appeared Dannie Hodges, President of **HODGES & SON, INC**. with whom I am personally acquainted (or proved to me on the basic of satisfactory evidence), and who, upon oath, acknowledged such person to be President of HODGES & SON, INC. the within named bargainor, a corporation, and that such President, executed the foregoing instrument for the purposes therein contained, by personally singing the name of the corporation as President.

Witness my hand and official seal at **Nashville**, Tennessee this **7th day of April, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

