Box 13 #9593

WARRANTY DEED



STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,625.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: .

(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
Clayton M. Hodges	Union Planters Bank, N.A. d/b/a Regions Bank	150-7-306
(NAME) PO Box 5811	(NAME) 2019 Richards Jones Rd	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37215	
(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, Elmer Torres and wife, Lizbeth Arroyo, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clayton M. Hodges and wife, Kimberly J Hodges, 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:

Being Lot No. 15A, Zone Lot Division, Lots No. 15, Woodymore Heights, Section Two, of record in Plat Book 7900, page 341, amending Plat Book 5200, page 645, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elmer Torres and wife, Lizbeth Arroyo, by deed of record in Instrument No. 20000621-0061734, 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 2918 Woodymore Court, Antioch, TN 37013

(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: 04/15/05 14:18 2 pgs
Fees:13.00 Taxes:235.41
20050415-0042299

Witness our hands this 8th day of April, 2005.

Elmer Torres

Lizbeth Arroyo

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

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

Witness my hand and official seal at Tampa, Florida this 8th day of April, 2005.

Commission expires: 12/8/08

Elisa Valle-Calvo
Commission # DD362809
Expires December 8, 2008
Bonded Troy Fain - Insurance, Inc. 800-365-7019

Notary Public

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