WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/14/05 14:43 2 pg:
Fees:13.00 Taxes:832.13

20050714-0081951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$224,900.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~ 4-25-06

(AFFIX SEAL)

PATRICK MOORE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

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
JEFFREY SCOTT	~~To Be Determined~~	**114-14-A-73CO**
(NAME)	(NAME)	
225 DEER POINTE	New Owner	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209		
(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 **JEFFREY SCOTT and JEANETTE SCOTT, husband and wife**, 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. 73 ON THE FINAL PLAT OF SECTION I., WOODLAND FOREST PLANNED UNIT DEVELOPMENT (PUD) OF RECORD IN BOOK 6900, PAGES 534, 535, & 536, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO HODGES & SON, INC., A TENNESSEE CORPORATION BY DEED FROM DANNIE J. HODGES DATED 04/24/03 OF RECORD IN INSTRUMENT NO. 20030424-0055451 SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO DANNIE J. HODGES BY DEED FROM RACHEL HUTCHESON DATED 04/10/1997 OF RECORD IN BOOK 10412, PAGE 952 SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☒ property, known as **225 DEER POINTE, NASHVILLE, TN 37209**

(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 **8th day of July, 2005.**

HODGES & SON

By: Dannie Hodges Pres.

HODGES & SON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared DANNIE J. HODGES, with whom I am personally acquainted, and whom, upon oath, acknowledged himself to be the President of **HODGES & SON, INC.** and who executed the foregoing instrument for the purpose therein contained as such president of **HODGES & SON, INC.**, and that he executed the same as the company's free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **8th day of July, 2005**.

Commission expires: **July 19, 2008**

JUSTIN D. TATUM Notary Public