WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/05 08:18 2 pgs
Fees:13.00 Taxes:610.50
20051017-0124468

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 **$165,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF SEPTEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: 1-25-2006
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas M. Verst	**U.S. Bank Home Mortgage**	135-11-0-C 079.00 CO
(NAME)	(NAME)	
468 Long Hunter Court	1550American Blvd East Suite 440	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Bloomington, MN 55425**	
(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, **William F. Lodge and wife Valeria M. Lodge**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Douglas M. Verst, 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:

Being Lot No. 236 on the Horizontal Property private Element Plat on the Plan of Nashboro Village-Tract 18, Phase Two, P.U.D., as of record in Plat Book 9700, Page 968 and amended by Instrument No. 20010423-0039877, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to **William F. Lodge and wife Valeria M. Lodge** by deed of record in, Instrument 20021024-0130350, and Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of William F. Lodge and Valeria M. Lodge by Terry Atkinson Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20051017-0124467, in the Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **468 Long Hunter 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.

Witness **my/our hand(s)** this **30th day of September, 2005**.

William F. Lodge
By: Terry Atkinson, Atty-in-fact

Valeria M. Lodge
By: Terry Atkinson, Atty-in-fact

State of Tennessee

County of Davidson

On this 30th day of September, 2005 before me personally appeared Terry Atkinson, the person who executed the foregoing instrument on behalf of William F. Lodge and Valeria M. Lodge, and acknowledged that they executed the same as the free act and deed of the said Terry Atkinson, through Power of Attorney granted him, by the said William F. Lodge and Valeria M. Lodge.

Notary Public

Commission Expires: 11-24-07