WARRANTY DEED

RECORD & RETURN TO:
American Title Company, Inc.
925 Industrial Drive
Old Hickory, TN 37138
FILE # NOV-0765

Davidson County DEEDWARR
Recvd: 12/07/06 11:17 2 pgs
Fees:13.00 Taxes:505.59

20061207-0151479

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,645.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
Pamela B. Mahoney
My Commission Expires
October 20, 2007
STATE OF TENNESSEE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Edward Hodge, III	New Owner	149-4-73
(NAME)	(NAME)	
2618 Edge O Lake Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(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, Dorothy M. Campbell,* HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Edward Hodge, III, and Roline Hodge,** 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:

*unmarried
**husband and wife

Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of Edge-O-Lake Estates, Section 6, as of record in Book 3700, Page 15, Register's Office for said County.

Said Lot fronts 80 feet on the north side of Edge-O-Lake Drive and runs back in the rear, which is a broken line and 149.74 feet on the west line, to a dead lime in the rear, which is a broken line, on which it measures 92.39 feet.

Being the same property conveyed to Eldridge Kelly Campbell and wife, Dorothy M. Campbell, by deed of record in Book 4068, Page 816, Register's Office for Davidson County, Tennessee. Eldridge Kelly Campbell having since died.

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

This instrument is executed on behalf of Dorothy M. Campbell by Charles Kelly Campbell as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20061207015147 8, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2618 Edge-O-Lake Drive, 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.

NOV. 22. 2006 5:42PM ADVANTAGE TITLE 615-777-2015 NO. 4971 P. 15

Witness my hand this 24th day of November, 2006.

Dorothy M. Campbell
by Charles Kelly Campbell atty in Fact

Dorothy M. Campbell by Charles Kelly Campbell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 24th day of November, 2006, before me personally appeared Charles Kelly Campbell, the person who executed the foregoing instrument on behalf of Dorothy M. Campbell and who acknowledged that he executed the same as the free act and deed of the said Dorothy M. Campbell, through Power of Attorney granted to by the said Dorothy M. Campbell.

Witness my hand and official seal at Nashville, Tennessee this 24th day of November, 2006.

Commission expires: 5.30.07

KRISTIN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires MAY 30, 2007