This instrument prepared by:
Return To
**Lehman Land Title, Inc.**
**6 Cadillac Drive Suite 190**
**Brentwood, TN 37027**
**(615) 371-8999**

File No.: **2987**

Davidson County DEEDWARR
Recvd: 05/17/07 11:25 2 pgs
Fees: 13.00 Taxes: 998.63
20070517-0059092

# SPECIAL WARRANTY DEED

**THIS INDENTURE,** made and entered into this 9th day of May, 2007, by and between **Relocation Advantage, LLC**, parties of the first part, and Diana A. Hodges and Matthew Anderson Hodges, wife and husband, party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT NO. 108, ON THE PLAN OF REVISION ONE, SECTION TWO, LENOX VILLAGE, AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20020731-0091872, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO TODD STRATTON BY WARRANTY DEED FROM WILLIAM P. VENABLE AND WIFE, MANDI S. VENABLE, RECORDED ON THE 14TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051014-0124053, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to parties of the first part, herein shown in:
Book _____, Page No. _____: or Instrument No. * : in said Register's office.
* 20070517000 5909 1

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **173-9A-99.00 CO**
☒ Improved OR
☐ Unimproved property located at: **616 Saint Jules Lane, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Relocation Advantage, LLC
By: Rebecca Williamson
Name:
Title:

State of ~~Tennessee~~ Texas

County of ~~Davidson~~ Collin

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Rebecca Williamson with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged him/herself to be the Authorized Employee of Relocation Advantage, LLC, the within named bargainer, a corporation, and that he/she as such Authorized employee, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself/herself as such Authorized employee of Relocation Advantage, LLC

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Witness my hand and Notarial Seal at office this 25 day of April, 2007.

Devy Bert
Notary Public

My Commission Expires: 11.30.09

NOTARY PUBLIC STATE OF TEXAS
DEVY BERT
Notary Public. State of Texas
My Commission Expires 11-30-09

**********

Owner's Name: Diana A. Hodges

and Address: **616 Saint Jules Lane, Nashville, TN 37211**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

STATE OF: TENNESSEE

COUNTY OF: WILLIAMSON

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $269,900.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Debbie Hatsell
Affiant

Subscribed and sworn to before me this 9th day May, 2007.

Sherri A. Schmansky
Notary Public

My Commission Expires: 9/20/10

SHERRI A. SCHMANSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 20