Davidson County DEEDWARR
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Fees:13.00 Taxes:361.12
20070531-0064578

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,600.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 29th day of May, 2007.

My Commission Expires: 09/08/07

Notary Public

My Commission Expires: _____

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kristie A. Pallas

621 Rockwood Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

086110B00200CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey M. Hodge, a married man hereinafter referred to as Grantors, hereby transfers and conveys to Kristie A. Pallas, unmarried, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Lane in Davidson County, Tennessee, being Unit no. 2, Building 4, Raintree Village created under Chapter 27, Title 64 of the Tennessee Code Annotated and established by Master Deed of record in Book 4753, Page 140, Register's office for said County, and amended and modified by amendment of record in Book 4980, Page 378, Register's Office for said County and as shown on the Revised Plan of Phase 2 and 2A, Hermitage Woods Condominium Apartments, as of record in Plat Book 4860, Pages 62 through 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of such Unit.

Garage 4-A-G is a limited common element for the exclusive use of the occupant of said Unit.

Being the same property conveyed to Jeffrey M. Hodge, an unmarried man by warranty deed from Terry K. Barnett and wife, Sharon F. Barnett, of record in Instrument No. 20060227-0022283, Register's Office for Davidson County, Tennessee, dated February 23, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 4860, Pages 62, 63 and 64, Register's Office of said County.

Easement and Agreement of record in Book 4771, page 596, said Register's Office.

Restrictive Covenants of record in Book 4753, page 140, Book 5172, page 878, Book 4980, page 378, Book 5546, page 493, Book 6229, page 970, Book 5165, page 578, and Book 4753, page 153, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 621 Rockwood Drive, Hermitage, TN 37076.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 29th day of May, 2007.

Jeffrey M. Hodge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jeffrey M. Hodge, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/29/2007.

Witness my hand and official seal this 29th day of May, 2007.

Notary Public

My Commission Expires: 10/10/09

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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