This Instrument Prepared By:
Murfreesboro Title, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM080143.PFT

Davidson County DEEDWARR
Recvd: 06/04/08 14:05 2 pg
Fees:13.00 Taxes:517.63
20080604-0057292

Send Tax Bills To:

New Owner

New Owner is:
Otis Clifford Hodges, Jr.
5820 Murphywood Crossing
Antich, TN 37013

MAP: 164-13

PARCEL: 60.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Matthew Waugh , unmarried** , hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Otis Clifford Hodges, Jr. , a married man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **5820 Murphywood Crossing, Antioch, TN 37013**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 228 on the Plan of Asheford Crossing, Section Two, a Planned Unit Development, of record in Plat Book 9700, Page 171, Register's office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Matthew Waugh, unmarried by Warranty Deed from John Albert Giles and wife, Tracy Anne Giles, dated 02/27/04 and recorded 03/08/04 in Instrument Number 20040308-0026470, Register's Office for Davidson County, Tennessee.

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

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

MW

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 29th day of May, 2008.

GRANTOR(S):

MATTHEW WAUGH

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Matthew Waugh , unmarried** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 29th day of May, 2008.

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Annemarie Cain

NOTARY PUBLIC
My Commission Expires: 3-21-2010

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$139,900.00**.

AFFIANT

SWORN TO and subscribed before me this 29th day of May, 2008.

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 7-21-10

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212