Davidson County DEEDWARR
Recvd: 07/22/08 13:45 2 pgs
Fees:13.00 Taxes:1035.63

20080722-0075154

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$279,900.00**

Debbi Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JULY, 2008.

Deborah H. Berrie
Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008~~. 3-20-2010
(AFFIX SEAL)

DEBORAH H. BERRIE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott D. Hedrick	Countrywide Bank, FSB	**114-14-A-72CO**
(NAME)	(NAME)	
240 Deer Pointe	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Dallas, TX, 75266-0694	
(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, **Hodges & Son, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott D. Hedrick**, 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:

LAND in Davidson County, Tennessee, being Lot No. 72, on the Final Plat of Section 1, Woodland Forest –Planned Unit Development, of record in Book 6900, Pages 534, 535 and 536, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Hodges & Son, Inc. by Quitclaim Deed from Dannie Hodges of record in Instrument No. 20030520-0068511 Register's Office for Davidson County, Tennessee. Further, having been a portion of the property conveyed to Dannie Hodges by Warranty Deed from Rachel Hutcheson, unmarried dated April 10, 1997 and filed for record in Book 10412, page 952 in the Davidson County Register of Deeds Office.

unimproved ☐
This is improved ☒ property, known as **240 Deer Pointe, Nashville, TN 37209**
(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 hand this **21st day of July, 2008**.

Hodges & Son, Inc.

By: Dannie Hodges Pres.
Dannie Hodges, President.

STATE OF TENNESSEE

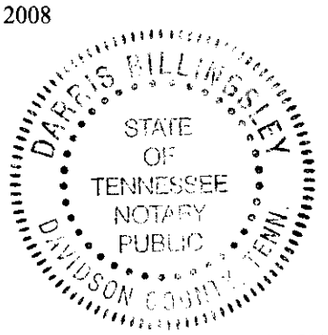
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dannie Hodges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of Hodges & Son, Inc., the within named bargainor, and that as such President , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 21st day of July, 2008.

Commission expires: November 22, 2008

Darris Billingsley Notary Public



Commission Expires NOV. 22, 2008