Box 13 #14399

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/08 10:54 2 pgs
Fees:13.00 Taxes:525.03
20080804-0079857

LaTrece McAdoo Notary Public My Comm. Exp 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 03-20-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Roberts	RENASANT BANK ISAOA	108-04-O-A-079.00 CO
(NAME)	(NAME)	
1200 Danbury Court	4000 CENTURY PARK SOUTH SUITE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	BIRMINGHAM, AL 35226	
(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, I, **Ellen Hodges, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Roberts and wife, Angelia Roberts**, 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:

BEING Lot No. 27 on the Plan of Villages of Larchwood, Phase 2, Section 3, of record in Book 9700, page 861, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Ellen Hodges by Deed from Leon Sharber, Trustee, of record in Instrument No. 20020404-0040833, dated March 25, 2002, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County taxes for the year 2008, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 9700, page 861; Restrictions of record in Book 8067, page 792, Book 8150, page 765, Book 8495, page 747, Book 10715, page 162, Book 10940, page 499, Book 11448, page 741,and Book 6435, page 189; By-Laws of record in Book 8067, page 801, and Book 8150, page 776; Charter of Villages of Larchwood Homeowner's Association of record in Book 8400, page 677 and Dedication/Conveyance of Common Area of record in Book 8376, page 933, and Book 8543, page 303, all of Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1200 Danbury Court, Nashville, TN 37214
(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 24th day of July, 2008.

Ellen Hodges

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Ellen Hodges, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Malibu, California, this 24th day of July, 2008.

Notary Public

My Commission Expires: 7/4/09

HOWARD R. SPANIER
Commission # 1590411
Notary Public - California
Los Angeles County
My Comm. Expires Jul 4, 2009