File No. 281000700

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

Mariah M Deerwester
Affiant

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

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 11-28-09
(AFFIX SEAL)

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON CO. TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 11/26/08 10:32 2 pgs
Fees:13.00 Taxes:560.55
20081126-0115767

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mariah M. Deerwester	Wells Fargo Bank N.A.	Map 075-05-0 Parcel 017.00
(NAME) 303 Bonnavue Drive	(NAME) P.O. Box 5708	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Springfield, OH 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joseph Hodges, married and wife, Vicky Hodges,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Mariah M. Deerwester, unmarried,** hereinafter called the grantee, her 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. 699 on the plan of Section Seven, Hermitage Hills, of record in Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Tomcallis Aliugo and wife, Monica Aliugo by Warranty Deed from Edith C. Gerardine, unmarried of record in Instrument No. 20040107-0002657 on 12/04/2003 and filed for record on 01/07/2004, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Secretary of Housing and Urban Development by Trustee's Deed from Matthew Smith, Co Trustee of record in Instrument No. 20080609-0058657 on 12/17/2007 and filed for record on 06/09/2008, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Joseph Hodges, married and wife, Vicky Hodges by Cash Deed from Secretary of Housing and Urban Development of record in Instrument No. 20080829-0089006 on 08/13/2008 and filed for record on 08/29/2008, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson Taxes for the year 2009 and all subsequent years a lien; Subject to all matters as set forth per Plat Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 303 Bonnavue Drive, Hermitage, TN 37076
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 our hands this 24th day of November, 2008.

Joseph Hodges

Vicky Hodges

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joseph Hodges and Vicky Hodges, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of November, 2008.

Commission expires: 11-28-09

Notary Public

(seal)

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

File Number: 281000700

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122