THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 09092086**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $154,998.00. Affiant Subscribed and sworn to before me, this 6th day of November, 2009. Notary Public My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

WARRANTY DEED

Address New Owner: Debra J. Hodges 4949 Yorkshire Road Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161100A22100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Penelope Brackett** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Debra J. Hodges, a single woman** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 326, PHASE THREE, VILLAGES OF BRENTWOOD, as shown on plat of record in Plat Book 6250, Page 918, as amended in Book 8047, Page 249, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Penelope Brackett by Warranty Deed from Amy S. Bonner and husband, Paul B. Bonner, recorded on the 21st day of June, 2004 in Instrument No. 20040621-0073036, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE THREE, VILLAGES OF BRENTWOOD, as recorded in Plat Book 6250, Page(s) 918, in the Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as recorded in Book 6143, Page 11, Book 6398, Page 495 and Book 6852, Page 497, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4949 Yorkshire Road Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20090076841 DEEDWARR
Recvd: 11/10/09 12:53 2 pgs
Fees:13.00 Taxes:573.49
20091110-0103991

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of November, 2009.

Penelope Brackett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Penelope Brackett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of November, 2009.

Notary Public

My Commission Expires: 11/22/10

Kate Rosenthal
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County