WARRANTY DEED

24160

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF December, 2009.

(Affix Seal) Notary Public

My Commission Expires: 7-24-10

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

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Chris Hodges and wife, Carrie M. Hodges	New Owner	
2132 Sharondale Drive		Map and Parcel 117-3-63
Nashville, TN 37215		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRED V. PEAY, JR., unmarried, his one-half interest AND KATHLEEN CHATTERTON, CO-TRUSTEE AND SARAH PARKER, CO-TRUSTEE OF THE WILLIAM JAMES PARKER, JR. TESTEMENTARY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF WILLIAM JAMES PARKER, JR. DATED DECEMBER 23, 1996**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto CHRIS HODGES AND WIFE, CARRIE M. HODGES, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

LAND in Davidson County, Tennessee, being the westerly 75 feet of Lot No. 8 on the Plan of Sharondale, as of record in Book 332, page 119, of the Office of the Register of Deeds for Davidson County, Tennessee.

Said part of said Lot No. 8 fronts 75 feet on the northeasterly side of an old road, now called Sharondale Drive or Boulevard, and runs back 400 feet on the westerly line, and 415 feet, more or less, on the easterly line, to the right of way of the Tennessee Central Railroad, and shows 75 feet on said right of way.

Being the same property conveyed to William James Parker and wife, Augusta Hamilton Parker, on October 31, 1923 by deed from J. O. Norton and wife, Sarah D. Norton of record in Book 628, page 270, Register's Office for Davidson County, Tennessee. William James Parker died on July 19, 1967, and fee simple title then vested in his widow, Augusta Hamilton Parker, as surviving tenant by the entireties and as sole devisee under the Will of William James Parker of record in Will Book 88, page 428, Probate Court for Davidson County, Tennessee. The said Augusta Hamilton Parker died on June 30, 1977, and in her Will of record in Will Book 120, page 664, Probate Court for Davidson County, Tennessee, devised and bequeathed all of her property in equal shares to William James Parker, Jr. and Sarah Parker Peay, her son and daughter. The said William James Parker, Jr. having since died leaving his on-half interest to William J. Parker, Jr. Testamentary Trust. The said Sarah Parker Peay having since conveyed by deed to Fred V. Peay, Jr., unmarried, her one-half interest by deed of record in Instrument No. 20060815-0100257, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. All matters appearing on the Plan of Sharondale of record in Plat Book 332, page 119, Register's Office for Davidson County, Tennessee.
b. Deed to State of record in Book 4732, page 757, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 2132 Sharondale Drive, Nashville, Tennessee 37215.

BILL GARRETT, Davidson County
Trans:T20090085280 DEEDWARR
Recvd: 12/18/09 10:41 2 pgs
Fees:13.00 Taxes:1036.00

20091218-0115246

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(S), their heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 10th day of December, 2009:

Fred V. Peay, Jr.

Kathleen Chatterton, Co-Trustee

Sarah Parker, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named FRED V. PEAY, JR., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 2009.

DOUGLAS C. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 30, 2010

Notary Public

My Commission Expires: 1-30-2010

STATE OF GEORGIA
COUNTY OF DeKalb

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named KATHLEEN CHATTERTON, CO-TRUSTEE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Alpharetta, Georgia, this 9th day of December, 2009.

Notary Public

My Commission Expires: ~~12-09-09~~ 11-26-2011

STATE OF GEORGIA
COUNTY OF DeKalb

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named SARAH PARKER, CO-TRUSTEE, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Alpharetta, Georgia, this 9th day of December, 2009.

Notary Public

My Commission Expires: 11-26-2011

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