File No. 210010026

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 6/3/12
(AFFIX SEAL)

Rebecca A. Dohoda State of Tennessee Notary Public Rutherford County

BILL GARRETT, Davidson County
Trans: T20100002223 DEEDWARR
Recvd: 01/12/10 10:39 2 pgs
Fees: 13.00 Taxes: 92.50
20100112-0002812

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett, & Welch, PC
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Doris Hodges	Doris Hodges	115090A00600CO
(NAME) 762 Saussy Place	(NAME) 658 Westboro Dr	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Gantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, it's successors, **American Security Bank & Trust Compay**, hereinafter called the Gantors, have bargained and sold, and by these presents do transfer and convey unto **Doris Hodges**, hereinafter called the Gantee, 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. 6 on the Final Subdivision Plat of The Woods of West Meade, a Planned Unit Development, as of record in Instrument Number 20031027-0157620, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Corinthian Custom Homes, Inc., a Tennessee Corporation, by Deed from Old Hickory Real Estate Partners, a Tennessee General Partnership, and Carmichael, Inc., a Tennessee Corporation, Managing Partner, and TMH Partnership, dated January 21, 2005, filed for record on January 25, 2005 in Instrument Number 20050125-0009208, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to American Security Bank & Trust Company by Deed from Stephen C. Baker, Substitute Trustee, dated June 12, 2008, filed for record on June 25, 2008 in Instrument Number 20080625-0065274, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
All matters as set forth on the plat of record in Instrument Number 20031027-0157620;Restrictive Covenants of record in Deed Instrument Number 20030924-0141426;Easements of record in Book 787, Page 3, Book 3069, Page 491, Book 3251, Page 591, Book 4558, Page 802, Book 6623, Page 646, and Instrument Number 20030421-0052251;Charter of The Woods of West Meade Homeowners Association of record in Instrument Number 20030305-0029209, said Register's Office.

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 762 Saussy Place, Nashville, TN 37205
(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 8th day of January, 2010.

American Security Bank & Trust Company

By: Richard Bobo Sr. Vice Pres

Richard Bobo, Senior Vice President

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Richard Bobo, 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 Senior Vice President of American Security Bank & Trust Company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 8th day of January, 2010.

Commission expires:

SANDRA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES
December 18, 2012

Sandra D Jackson

Notary Public

File Number: 210010026

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129