File No. 210020339

WARRANTY DEED

Record & Return to:
SMITH • SHOLAR • ASSOCIATES • PLLC
840 Conference Drive, Ste. 4
Goodlettsville, TN 37072

S. RANEE POLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Tommy Morris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 8-9-10

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100013568 DEEDWARR
Recvd: 03/08/10 09:54 2 pgs
Fees:13.00 Taxes:516.15
20100308-0017496

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin Hodges	First Community Mortgage, Inc.	Map 07508014700
(NAME)	(NAME)	
4820 Concord Drive	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Murfreesboro, TN 37129	
(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(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, George L. Thomas III and Dora P. Thomas, husband and wife, tenants by the entirety**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Dustin Hodges, married** hereinafter called the grantee(s), HIS 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 all of Lot No. 542, on the plan of Section Nine, Tulip Grove, of record in Plat Book 4675, Page 135, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to George L. Thomas, III and Dora P. Thomas, husband and wife, as tenants by the entirety by deed from Household Financial Center Inc. of record in Instrument 20091001-0091191 on 09/23/2009 and filed for record on 10/01/2009, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 4675, Page 135, 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 4820 Concord Road, 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(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), HIS 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 hands this 5th day of March, 2010.

George L. Thomas III

Dora P. Thomas

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named George L. Thomas III and Dora P. Thomas, husband and wife, tenants by the entirety the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 5th day of March, 2010.

Commission expires: 9.2.2013

Notary Public

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Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON