WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/5/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Ave., Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey S. Hodges	Mortgage Investors Group	07216016600
(NAME)	(NAME)	
1522 Preston Drive	8320 EWalker Springs Lane #200	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Frederick W. Podris,* ~~xxxxx~~, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Corey S. Hodges, and unmarried man and Jessica L. Cayce, an unmarried woman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * A Married Man and Wife, Alyson Smith Podris

Land in Davidson County, Tennessee, being Lot(s) 78, as shown on the map entitled Porter Heights, Section 2, of record in Plat Book 1424, page(s) 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Frederick W. Podris, by deed of record as Instrument No. 20050708-0078867, said Register's Office.

This conveyance is subject to: 2010 property taxes which are due and payable, but not yet delinquent; all matters appearing on the map entitled Porter Heights, Section 2, of record as Plat Book 1424, page 79, said Register's Office; and any and all restrictions and easements of record.

Alyson Smith Podris joins in the execution of this instrument to convey her marital interest in the subject property.

unimproved ☐

This is improved ☒ property, known as 1522 Preston Drive, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 9th day of April, 2010.

Frederick W. Podris
By: _____, attorney in fact
Frederick W. Podris

Alyson Smith Podris
By: _____, attorney in fact
Alyson Smith Podris

Davidson County DEEDWARR
Recvd: 04/16/10 15:54 3 pgs
Fees:18.00 Taxes:584.60
20100416-0028968

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Frederick W. Podris and Alyson Smith Podris, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Frederick W. Podris and Alyson Smith Podris.

Witness my hand and official seal at Nashville, this 9th day of April, 2010.

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

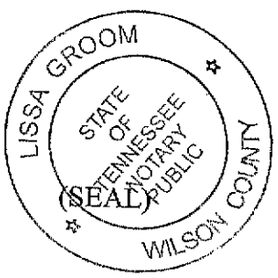
Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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