File No. 100418

# WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/14/2014

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ericka R. Hodge | WILSON BANK & TRUST | 05211001400 |
| (NAME) | (NAME) | |
| 1037 Jasperson Drive | 1436 W. MAIN ST. | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | LEBANON TN 37087 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, Michael D. Farrell and wife, Sharon R. Farrell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ericka R. Hodge, a married 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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Madison Heights, Section II, Part IV, as of record in Book 2133, page 106, Register's Office for said County.

Said Lot No. 62 fronts 112 feet on the southerly side of Jasperson Drive, and runs back 369.87 feet on the easterly line and 349.3 feet on the westerly line to a dead line, measuring 113.88 feet thereon.

Being the same property conveyed to Michael D. Farrell and wife, Sharon R. Farrell by deed from Albert S. Sircar and wife, Salome L. Sircar, dated May 23, 1996 and recorded on May 31, 1996 in Book 10067, page 573, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1037 Jasperson Drive, Madison, TN 37115

(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.

BILL GARRETT, Davidson County
Trans:T20100033410 DEEDWARR
Recvd: 06/02/10 15:30 2 pgs
Fees:13.00 Taxes:525.40
20100602-0042602

File No. 100418
Witness our hands this 28th day of May, 2010.

Michael D. Farrell

Sharon R. Farrell

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael D. Farrell and wife, Sharon R. Farrell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of May, 2010.

Commission expires:
2/28/12

Notary Public

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County