File No. 20100092

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/15/10 15:38 3 pgs
Fees:18.00 Taxes:647.50
20100615-0046569

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 09/18/2011
(AFFIX SEAL)

JONNA L HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy Greer	SunTrust Mortgage, Inc.	63-16A 74.00
(NAME) 1701 Aaronwood Drive	(NAME) 401 Commerce Street, Ste. 6100	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Nashville, TN 37219	
(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, Jonathan A. Rodda and wife, Jody A. Rodda, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Greer and wife, Candace Greer, 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:

BEING Lot No. 113, on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), of record in Plat Book 6900, Pages 550, 551 and 552 and Certificate of Correction of record in Book 7462, Page 445, and by an Amendment to Change Name of record in Book 8181, Page 112, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jonathan A. Rodda and wife, Jody A. Rodda by deed from Kenneth W. Ray and wife, Terri F. Ray, dated March 26, 1999 and recorded on March 29, 1999 in Record Book 11404, page 420, Register's Office, Davidson County, Tennessee.

Subject to the plan of record in Book 6900, page 550-552, said Register's Office as amended in Book 7462, page 445 and Book 8181, page 112, said Register's Office.

Subject to Declarations of Covenants, Conditions and Restrictions of record in Record Book 7351, page 852, Book 7451, page 739, Book 7462, page 445, Book 8336, page 393 said Register's Office. Subject to Charter of record in Record Book 7431, page 204, Record Book 8517, page 762 and Record Book 8833, page 216 said Register's Office.

Subject to easements of record in Book 11030, page 740, Book 11030, page 743 and Book 11030, page 785, said Register's Office.

Subject to Open Space Deed of record in Book 8207, page 276, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1701 Aaronwood Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20100092

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 15th day of June, 2010.

Jonathan A. Rodda

Jody A. Rodda

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 Jonathan A. Rodda and Jody A. Rodda, 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 15th day of June, 2010.

Commission expires:

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Notary Public

I, Catherine H. Gwyn, 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Catherine H. Gwyn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 09/18/2011

Notary's Seal

