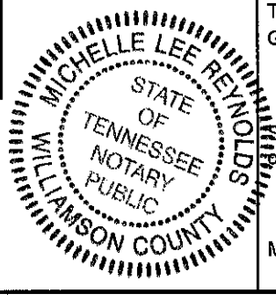
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/28/11 09:13 3 pgs
Fees:18.00 Taxes:1206.20
20110128-0007716



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $326,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2011.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Page Seay	New Owner	12600000900
(NAME) 8976 Highway 70	(NAME)	
(ADDRESS) Nashville, TN 37221 , TN	(ADDRESS)	
(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, **James L. Hodge and wife, Abagail Hinton Hodge**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Page Seay**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described according to a survey by Hickerson-Miller Engineers-Surveyors, May 29, 1957, as follows:
Beginning at a point in the northerly margin of U.S. Highway 70 South, 1856 feet, more or less, westerly from the northwest intersection of said Highway and Old Charlotte Road; thence with the margin of said Highway, westerly 445 feet, more or less, to a point, thence north 9 degrees, 30 minutes east, 510 feet, more or less, to an iron pin, thence north 81 degrees, 01 minutes east, 445 feet to an iron pin; thence south 9 degrees 47 minutes west 744.3 feet to the beginning and containing 6.2 acres, more or less.

Being the same property conveyed to JAMES L. HODGE, A SINGLE PERSON AND ABAGAIL W. HINTON, A SINGLE PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP by Deed from BETTY JOYCE ELAM GREEN, A MARRIED PERSON AND FRANCES LORELL ELAM MOORE, A WIDOW, dated 07/15/2003 and filed for record on 08/07/2003 in Instrument 200308070112437, Register's Office for DAVIDSON County, Tennessee.

Abagail W. Hinton NKA Abagail Hinton Hodge

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 8976 Highway 70, Nashville, TN 37221
(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), their heirs and/or 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), their heirs and/or 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 21 day of January, 2011.

James L Hodge

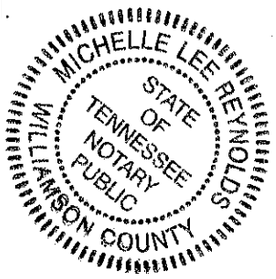
Abagail Hinton Hodge

State of Tennessee
County of Williamson

Personally appeared before me James L. Hodge and wife, Abagail Hinton Hodge, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of January, 2011.

Notary Public Escrow Officer
My Commission Expires: June 20 2011



RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am 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.

Custodian

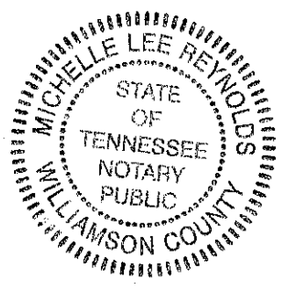
Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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