THIS INSTRUMENT PREPARED BY:
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FRANKLIN, TN 37065
Telephone (615) 790-2444
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STATE OF TENNESSEE)
COUNTY OF Williamson)
The actual value or consideration, whichever is greater, for this transfer is $468,500.00.

Affiant

Sworn to and subscribed before me this 30th day of June, 2011.

Notary Public

My Commission Expires: 9-9-2014

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Keith D. Hodges and Beth Donaghey	315 Greenway Avenue	SunTrust Mortgage, Inc.	
315 Greenway Avenue		**401 Commerce St. Ste. 6100**	**104 05 0 335.00**
Nashville, TN 37205	Nashville, TN 37205	**Nashville, TN 37219**	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Sixty Eight Thousand Five Hundred and 00/100 ($468,500.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, we, **Shawn L. Verner and wife, Dana Verner,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Keith D. Hodges and Beth Donaghey, husband and wife** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 293 on the Plan of Richland Realty Company Subdivision, First Addition to Subdivision "B" as of record in Plat Book 332, page 174, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Shawn L. Verner by Warranty Deed from Roy Robert Trumble IV and wife, Jessica Blain Trumble of record in Instrument No. 20030326-0039694, dated February 28, 2003 and recorded on March 26, 2003, Register's Office for Davidson County, Tennessee.

VE AND TO HOLD said tracts or parcel of land, with the appurtenances,

BILL GARRETT, Davidson County
Trans:T20110039426 DEEDWARR
Recvd: 06/30/11 16:01 2 pgs
Fees:13.00 Taxes:1733.45
20110630-0050323

estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenants with the said Grantees that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises and are of record.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of June, 2011.

Shawn L. Verner

Dana Verner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Shawn L. Verner and Dana Verner,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 30th day of June, 2011.

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 2-4-2013