Davidson County DEEDWARR
Recvd: 10/20/11 12:45 3 pgs
Fees:18.00 Taxes:556.85

20111020-0081724

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is ~~$151,000.00~~ $150,500.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2011

Notary Public
My commission expires: May 14, 2015

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY CHRISTOPHER R. JACKSON

03-1108-37234

Address of New Owner:	Send Tax Bills to:	Tax Information
James Hodge 988 Beech Bend Drive Nashville TN 37221	Fifth Third Mortgage Co 5001 Kingsley Drive Cincinnati, OH 45227	156-01-0 008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Steven M. Blumenthal, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to James Hodge and wife, Abagail Hodge, hereinafter called the Grantees, their successors 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. 817, on the Plan of Section Four, Harpeth Woods, of record in Book 5200, Page 560, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven M. Blumenthal by deed from JP Morgan Chase Bank as Trustee on behalf of Equity One ABS., Inc. Mortgage Pass Through Certificates Series 2001-3 to Popular Financial Services, dated August 18, 2005, recorded September 1, 2005, in Instrument No. 20050901-0105292, Register's Office for Davidson County, Tennessee.

Jennifer Blumenthal, wife of Steven M. Blumenthal, hereby joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 988 Beech Bend Drive, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 28th day of September, 2011.

Steven M. Blumenthal

Jennifer Blumenthal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven M. Blumenthal and Jennifer Blumenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of September, 2011.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named 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 14, 2015

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