WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2013.

Notary Public

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

R-VRES-13-2600-104

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hodgkiss Living Trust	Hodgkiss Living Trust (NAME)	
2600 Hillsboro Pike, #104 (ADDRESS)	2313 Wind Cliff Drive (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Eads, TN 38028 (CITY) (STATE) (ZIP)	117-03-0H-104.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we EVELYN SUE SMITH AND HUSBAND, ROGER SMITH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS D. HODGKISS AND LINDA C. HODGKISS, OR SUCCESSORS, TRUSTEES OF THE HODGKISS LIVING TRUST DATED THE 21ST DAY OF MARCH, 2011 , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 104, GARAGE SPACE G-23 AND STORAGE SPACE S12, THE ENCLAVE AT HILLSBORO VILLAGE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20051005-0119789, AS AMENDED IN INSTRUMENT NO. 20060210-00165620 AND INSTRUMENT NO. 20060919-0116052, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO EVELYN SUE SMITH BY QUITCLAIM DEED FROM ROGER L. SMITH OF RECORD AT INSTRUMENT NO. 20130201-0010896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 14, 2013 AND RECORDED ON FEBRUARY 1, 2013 AND BY QUITCLAIM DEED FROM ROGER L. SMITH RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20130402-0032229, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ROGER SMITH A/K/A ROGER L. SMITH APPOINTED EVELYN SUE SMITH AS ATTORNEY-IN FACT BY DURABLE POWER OF ATTORNEY EXECUTED ON DECEMBER 12, 2012 AND RECORDED ON FEBRUARY 1, 2013 IN INSTRUMENT NO. 20130201-0010895, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 1) TAXES FOR THE YEAR 2013 A LIEN, NOT YET DUE AND PAYABLE 2) MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF THE ENCLAVE AT HILLSBORO VILLAGE OF RECORD IN INSTRUMENT NUMBER 20051005-0119789, AMENDED IN INSTRUMENT NO. 20060210-0016562 AND INSTRUMENT NO. 20060919-0116052, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE 3) QUITCLAIM DEED FOR OPEN SPACE OF RECORD IN INSTRUMENT NUMBER 20070919-0111937 AND SCRIVENERS AFFIDAVIT OF RECORD AS INSTRUMENT NO. 20071002-0117298, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE 4) STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NUMBER 20040312-0028775, INSTRUMENT NO. 20060228-0022027 AND INSTRUMENT NO. 20060406-0039476, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2600 Hillsboro Pike, #104, Nashville, Tennessee 37212
(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 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 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:T20130026429 DEEDWARR
Recvd: 04/02/13 10:33 2 pgs
Fees:13.00 Taxes:1154.40
20130402-0032230

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 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 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/our hand(s) this 29th day of March, 2013.

Evelyn Sue Smith

Evelyn Sue Smith

Roger Smith by Evelyn Sue Smith, attorney-in-fact

Roger Smith by Evelyn Sue Smith, attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Evelyn Sue Smith, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of March, 2013.

C. Loy Carney

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of March, 2013, before me personally appeared Evelyn Sue Smith to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Roger Smith and who acknowledged he/she/they executed the same as the free act and deed of the said Roger Smith.

Witness my hand and official seal, this the 29th day of March, 2013.

C. Loy Carney

Notary Public

My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903