When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20130065410 DEEDWARR
Recvd: 07/31/13 11:48 2 pgs
Fees:13.00 Taxes:508.38
20130731-0079750

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$137,400.00 Rachelle Caudill
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF July 2013.
X
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 4/17/16
(AFFIX SEAL)

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chester Dennis and Michele Marie Williams 2921 Riverbend Drive Nashville, TN 37214	Ark-La-Tex Financial Serv. LLC dba Benchmark Home Loans 5160 Tennyson Pkwy, Ste 2000W Plano, TX 75024	Map 062-02-0-A Parcel 230.00 CO

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,

Sandra K. Godbey, now known as Sandra K. Godbey Hodgson, and husband, George T. Hodgson IV

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Chester Dennis Williams and wife, Michele Marie Williams

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:

Land in Davidson County, Tennessee, being Lot No. 222 on the Final Plat of River Trace Estates, Phase I, Sections 4 and 5, of record in Book 9700, Page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Sandra K. Godbey by Deed from Deana G. Jobe nka Deana Jobe Wildish and husband, Jonathan Nelson Wildish, dated December 27, 2002 of record Instrument Number 20030115-0006627, Register's Office for Davidson County, Tennessee. Sandra K. Godbey is now known as Sandra K. Godbey Hodgson having since married George T. Hodgson IV who joins in the execution of this instrument to convey any marital or other interest he may have in said property.

This conveyance is made subject to the following:

1) 2012 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee.
3) Property is subject to River Trace Estates, a Planned Unit Development, Charter of record in Book 6851, Page 363, and the By-Laws appended thereto in Book 6851, Page 390, including liens for assessments as provided therein, easements and restrictions as contained therein, of record in Book 6851, Page 370 and amended in Book 6982, Page 747, said Register's Office.
4) Property is subject to easement for Transmission Lines to Metro Government of record in Book 1163, Page 341 and Book 3959, Page 595, said Register's Office.
5) Property is subject to Conveyance for Open Space of record in Book 7907, Page 168, said Register's Office.
6) Property is subject to Grant and Indemnity Agreement of record in Book 7030, Page 798, said Register's Office.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2921 Riverbend Drive, Nashville, TN 37214**
(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 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 hand(s) this 26 day of July, 2013.

Sandra K. Godbey Hodgson by George T. Hodgson IV, Attorney-in-Fact

George T. Hodgson IV

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, George T. Hodgson IV, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George T. Hodgson, Attorney-in-Fact for Sandra K. Godbey Hodgson, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Sandra K. Godbey Hodgson for the purposes therein contained.

WITNESS my hand and official seal this 26th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076