WARRANTY DEED

13-08-018

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of August, 2013

Notary Public

My Commission Expires: 09/09/14 (AFFIX SEAL)

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Irwin Hodes	NEW OWNER	103-08-0
(NAME)	(NAME)	113.00CO
1024 Foxwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Peter G. Hodes**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Irwin Hodes**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TWO parcels of land in Davidson County, Tennessee being part of Lot No. 352, on the Map of the Richland Land Company's West Lawn Subdivision, of record in Book 421, Page 32, Register's Office for Davidson county, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Parcel No. 1:

BEGINNING at a point in the northerly margin of West Lawn Drive at the common corner of Lot No. 352 and Lot No. 353 on said Map; thence with the northerly margin of said Drive, westerly 50 feet to a point; thence parallel with the line in the southerly line of the property conveyed to John W. Wells and wife, by deed from Harold L. Hix et al, of record in Book 3502, Page 201, Register's Office for Davidson County, thence with said Wells' southerly line, easterly 50 feet, more or less, to a point in the line between said Lot No. 352 and Lot 353; thence with the line between said Lot No. 352 and Lot 353, southerly 202.5 feet, more or less to the point of Beginning.

Parcel No. 2:

THE easterly part of the easterly 91.5 feet of the westerly 191.5 feet of Lot No. 352 in the Richland Realty Company's West Lawn Subdivision, a plan of which is recorded in Book 421, Page 32, Register's Office for Davidson County, Tennessee, SAID part of said lot being triangular in shape and more accurately described as follows:

BEGINNING at a point in the northerly margin of West Lawn Drive, 50 feet West of the common corner of Lot No. 352 and Lot No. 353 on said Map, and running thence in a northerly direction and in a straight line, parallel with the easterly boundary line of Lot No. 352, 222 feet to a point; thence in a southwesterly direction 225 feet, more or less, to a point in the northerly boundary line of West Lawn Drive; thence in an easterly direction and along the northerly boundary line of West Lawn Drive, 5 feet to the point of Beginning.

BEING the same property conveyed to Peter G. Hodes, unmarried, by Deed from Glenn B. Liddle and wife, Christiana M. Liddle, of record of Instrument No. 20040227-0022623, Register's Office for Davidson County, Tennessee. SAID Peter G. Hodes having since married Amy Hodes.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

AMY HODES, spouse of the above named **PETER G. HODES,** joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

BEING unimproved ☐
Improved ☒ property known as: **4026 Westlawn Drive, Nashville, TN, 37209.**

(House Number) (Street) (City or Town) (State) (Zip)

Davidson County DEEDWARR
Recvd: 08/27/13 14:23 2 pgs
Fees:13.00 Taxes:925.00
20130827-0090457

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 27th day of August, 2013.

Peter G. Hodes **Amy Hodes**

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 **Peter G. Hodes and wife, Amy Hodes**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of August, 2013.

My Commission Expires: 09/09/14

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, the undersigned, 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.

Peter Weiss

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON