# WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Harvey W. Lodge Jr. | Wells Fargo Bank, NA #936 | 135-12-E-267CO |
| (NAME) | (NAME) | |
| 2716 Nashboro Blvd. | P. O. Box 100515 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Florence, SC 29502-0515 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Rodney French and wife, Kelly French,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harvey W. Lodge, Jr., a married person** 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 Unit No. 267, Phase Two, Nashboro Village at Fairway Pointe, Tract 21, as shown on the plat of record in Plat Book 4660, Page 159, and as shown on amendment to the restrictions of record in Instrument No. 20050222-0018814, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Marquis Homes, LLC, A Tennessee Limited Liability Company, by deed from Vastland Nashboro Development, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20060621-0074045 (June 21, 2006) and 20071210-0142149 (December 10, 2007), said Register's Office and further conveyed to conveyed to Barry Threet and Erin Threet, husband and wife, by deed from LPP Mortgage, LTD, a Texas Limited Partnership, dated October 12, 2012, of record in Instrument No. 20121108-0103063, Register's Office for Davidson County, Tennessee and Deed of Correction of record in Instrument No. 20130104-0001502 dated January 3, 2013 and further conveyed to Rodney French and wife, Kelly French by Deed in Lieu of Foreclosure from Barry S. Threet and wife, Erin A. Threet of record in Instrument No. 20130926-0101166 Register's Office for Davidson County, Tennessee dated September 20, 2013

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **2716 Nashboro Blvd., Nashville, TN 37217**

(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.

BILL GARRETT, Davidson County
Trans:T20130091813 DEEDWARR
Recvd: 10/25/13 11:55 2 pgs
Fees:13.00 Taxes:444.00
20131025-0111388

Witness our hands this 23rd day of October, 2013.

Rodney French

Kelly French

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 Rodney French and wife, Kelly French, the bargainors, 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 23RD DAY OF OCTOBER, 2013.

Commission expires: 7/6/2015




Notary Public