BILL GARRETT, Davidson County
Trans:T20140023040 DEEDWARR
Recvd: 04/04/14 15:46 2 pgs
Fees:13.00 Taxes:791.80
20140404-0028417

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of March, 2014, by and between Karen J Gonzales (formerlyKaren J. Mecklenburg) and Johnny E Gonzales, a married couple, party of the first part, and Jeromy Hodge and Amy Hodge, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Unknown, to wit:

Being all of Lot No. 11 on the plan of First Revision, Phase One, Heritage Meadows, as shown on plan of record in Plat Book 9700, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being all or part of the same property conveyed to Karen J. Mecklenburg by virtue of that certain Warranty Deed dated January 30, 2012, at Instrument No. 20120209-0011770 in the Register's Office of Davidson County, Tennessee. Karen J. Mecklenburg has since married Johnny E Gonzales and is now known as Karen J Gonzales.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Karen J Gonzales

Johnny E Gonzales

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Karen J Gonzales and Johnny E Gonzales, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of March, 2014.

Notary Public

My Commission Expires: 9-11-17

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 09-11-2017
DAVIDSON COUNTY

Property Owner & Address:	Jeromy Hodge and Amy Hodge 112 Andrew Donelson Drive Hermitage, TN 37076
Tax Parcel No	075110A02700CO
Property Address:	1112 Andrew Donelson Drive Hermitage, TN 37076
MAIL TAX BILLS TO:	Avenue Bank 111 10th Avenue South, Ste 200 **Nashville, TN 37203**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $214,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of March, 2014.

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY