# WARRANTY DEED

14-04-008

**RETURN TO**
**Stewart Title Company**
**121 First Avenue South, Suite 200**
**Franklin, TN 37064**
File # 01288-20000

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS/ $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of May, 2014

Notary Public

My Commission Expires: ~~09/09/14~~ 10/30/16 (AFFIX SEAL)

**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 |
|---|---|---|
| **ELIZABETH LYNN HODGES & MARY LYNN HODGES** | New Owner | 147-6 |
| (NAME) 4808 Overcrest Drive | (NAME) | 90.00 |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) | |
| (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, **JOHN H. PROPPER AND WIFE, JILL PROPPER**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH LYNN HODGES, AN UNMARRIED WOMAN AND MARY LYNN HODGES, A MARRIED WOMAN, as tenants in common with right of survivorship**, hereinafter called the Grantee(s), their 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. 32, Battery Crest Subdivision,** of record in Book 2900, Page 91, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JOHN H. PROPPER, UNMARRIED, by Deed from J. KELVIN PENNINGTON, MARRIED, of record in Instrument No. 20100316-0019746, Register's Office for Davidson County, Tennessee. THE said JOHN H. PROPPER having since married JILL PROPPER.

THIS conveyance is subject to Restrictive Covenants of record in Book 3072, Page 429, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BILL GARRETT, Davidson County
Trans: T20140035479 DEEDWARR
Recvd: 05/21/14 11:29 2 pgs
Fees: 13.00 Taxes: 813.63
20140521-0043769

BEING unimproved ☐
Improved ☒ property known as: **4808 Overcrest Drive, Nashville, TN, 37211.**

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

**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 16th day of May, 2014.

**JOHN H. PROPPER**

**JILL PROPPER**

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 **JOHN H. PROPPER AND WIFE, JILL PROPPER**, 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 16th day of May, 2014.

My Commission Expires: 09/09/14

Notary Public