Davidson County	DEEDWARR
Recvd: 05/27/14 13:32	4 pgs
Fees:23.00 Taxes:3700.00	
20140527-0045336	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31800-05-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me this 23rd day of May, 2014. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Gerald G. Patterson, Trustee 921 Kirkwood Avenue Nashville, TN 37204	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 118 050 12300

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael L. Hodges and wife, Tina K. Hodges**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerald G. Patterson, Trustee with full power to mortgage, sell, convey, lease or otherwise alienate without the joinder of any beneficiary** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 921 Kirkwood Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of May, 2014.

Michael L. Hodges

Tina K. Hodges

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael L. Hodges and Tina K. Hodges**, 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, at office, this 23rd day of May, 2014.

Notary Public

My Commission Expires:

Notary Public



My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in the 7th, formerly the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 28 on the unrecorded Map showing a subdivision of part of the Vaulx Lands, made by Earl Drake, County Surveyor for Davidson County, July 1, 1921, and described as follows:

Beginning at the southwest corner of Kirkwood Avenue and Craig Avenue, and running thence westerly with the southerly margin of Kirkwood Avenue 180 feet; thence southerly and parallel with Craig Avenue 234 feet to a point; thence easterly 180 feet to the westerly margin of Craig Avenue; thence northerly with the westerly margin of said Avenue 234 feet to the beginning.

Being the same property conveyed to Michael L. Hodges and wife, Tina K. Hodges, by deed dated November 10, 2006, from Matthew C. Rollings, unmarried, of record in Instrument No. 20061114-0141499, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017