# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140059288 DEEDWARR
Recvd: 08/13/14 09:12 2 pgs
Fees:13.00 Taxes:867.65
20140813-0072948

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,500.00

Affiant

PAULA M. VAN CUYK STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/12/2017
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marcus Young | Franklin American Mortgage | Map 141-5-A |
| (NAME) | (NAME) | |
| 1229 Scarcroft Lane | 501 Corporate Centre Drive, Suite 400 | Parcel 227 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Franklin, TN 37067 | |
| (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, **DANIEL HODES AND WIFE, MICHELLE HODES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANFER AND CONVEY UNTO **MARCUS YOUNG, UNMARRIED AND ELIZABETH LEAVELL, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT. :

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Avondale Park, Phase 2, Section 1, of record in Plat Instrument No. 20110208-0011105, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Daniel Hodes and Michelle Hodes, husband and wife, by deed dated September 12, 2011, from NVR, Inc., a Virginia Corporation T/A Fox Riidge Homes of record in Instrument No. 20110914-0071291, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Instrument 20110208-0011105, said Register's Office; (c) restrictive covenants of record in Instrument No. 20081203-0117452, Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254, said Register's Office; and (d) easements of record in Instruments No. 20041207-0145662, 20060110-0003857, 20040204-0013639, 20040204-0013640, 20040204-0013641,20080818-0084836, 20060512-0055867, 20071002-0117293 and Book 5738, page 819, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1229 Scarcroft Lane, Nashville, Tennessee 37221
(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.

Witness our hands this 1st day of August, 2014.

Daniel Hodes
By Kevin D. Montgomery, Attorney in Fact

Michelle Hodes
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of August, 2014, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Daniel Hodes and Michelle Hodes and acknowledged that he executed the same as the free act and deed of Daniel Hodes and Michelle Hodes.

Witness my hand and official seal at Nashville, Tennessee this 1st day of August, 2014.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

Notary Public