BILL GARRETT, Davidson County
Trans:T20140061695 DEEDWARR
Recvd: 08/20/14 15:00 2 pgs
Fees:13.00 Taxes:592.00

20140820-0075999

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$160,000.00
X Tiffany Hodge
Affiant

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
15th DAY OF August, 2014.
Susan Frensley Newton
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-11-14
(AFFIX SEAL)

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Hodge, Mark Hodge and Allana Hodge 4264 Chesney Glen Drive Hermitage, TN 37076	Discover Home Loans 173 Technology Drive Irvine, CA 92618	87.01-0A-015.00 CO

For and in 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,

Abigail E. Bartron and Derek J. Bartron, both unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tiffany Hodge, unmarried, Mark Hodge and wife, Allana Hodge, as tenants in common with right of survivorship

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 Lot No. 22 on the Plan of Section 1A, Chesney Glen, of record in Book 9700, page 288, Register's Office for said county, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Abigail E. Bartron, married and David H. Bartron, married, by deed from Charles L. Reasonover and wife, Jennifer C. Reasonover dated April 14th, 2004 of record in Instrument Number 20040426-0046786, Register's Office for Davidson County, Tennessee. Property now vests Abigail E. Bartron and Derek J. Bartron conveyed by Quitclaim Deed from David H. Bartron, married and Abigail E. Bartron, married, dated November 16, 2007 of record in Instrument No. 20071127-0137372, Register's Office for Davidson County, Tennessee.

This instrument being executed pursuant to a Power of Attorney of record in Instrument Number 20140820-0075998, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 9700, Page 288, and PUD boundary plat in Book 9700, page 215, said Register's Office.
3) Property is subject to Restrictive Covenants contained in Book 10278, page 279, as amended in Book 10449, page 215, Book 10449, page 217, Book 10640, page 924, Book 10528, page 73, Book 10640, page 944 and Book 11317, page 674, Register's Office for Davidson County, Tennessee
4) Property is subject to HOA Charter of record in Book 10290, page 256, said Register's Office.
5) Property is subject to Stormwater Detention Agreement of record in Book 10357, page 915, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4264 Chesney Glen Drive, Hermitage, TN 37076**
(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 hand(s) this 13th day of August, 2014.

Abigail E. Bartron by [illegible], Attorney-in-fact

Abigail E. Bartron By Derek J. Bartron, Attorney-in-fact

Derek J. Bartron

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Derek J. Bartron, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Derek J. Bartron, Attorney-in-Fact for Abigail E. Bartron, the Bargainor, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Abigail E. Bartron for the purposes therein contained.

Witness my hand, at office, this 13th day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076