WARRANTY DEED

Return To:

BRENTWOOD TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF Oct., 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Huey Dunomes and Cynthia Dunomes	Ditech Mortgage Corp.	126-15-0B-318.00 CO
(NAME)	(NAME)	
8149 Boone Trace	1100 Virginia Dr., Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Fort Washington, PA 19034	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT I, **SHELLEY HODGES, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUEY DUNOMES AND WIFE, CYNTHIA DUNOMES**, 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. 46 on the Plan of Section Four, Lexington Point Subdivision of record as Instrument No. 20020116-0006343, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to SHELLEY HODGES, AN UNMARRIED WOMAN, by deed from BRIAN BOGER, AN UNMARRIED MAN, of record as Instrument No. 20110301-0016297, dated February 15, 2011, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	8149 Boone Trace		Nashville, TN 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 10 day of October, 2014.

SHELLEY HODGES
BY Rhonda Porter
ATTORNEY IN FACT

Shelley Hodges, by Rhonda Porter,
Attorney-In-Fact
Rhonda Porter

BILL GARRETT, Davidson County
Trans:T20140077985 DEEDWARR
Recvd: 10/16/14 10:07 2 pgs
Fees:13.00 Taxes:707.63

20141016-0095528

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Rhonda Porter**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Shelley Hodges,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of October, 2014.



Notary Public

My Commission Expires NOV. 6, 2017