BILL GARRETT, Davidson County
Trans:T20140080888 DEEDWARR
Recvd: 10/27/14 15:54 2 pgs
Fees:13.00 Taxes:314.50
20141027-0099036

# Warranty Deed

| | |
|---|---|
|   | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $85,000.00.<br>Affiant<br><br>Subscribed and sworn to before me, this the 9th day of October, 2014.<br>Notary Public<br><br>My commission expires: 7-3-17 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Timothy D. Hodges | | |
| 1120 Greenland Ave. | New Owner | 06111024400 |
| Nashville, TN 37216 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **CHRIS CHOATE, TRUSTEE OF THE JAMES H. WHITE LAND TRUST AKA THE TAYLOR EVANS EDUCATION LAND TRUST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TIMOTHY D. HODGES, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Easterly 60 feet of the Westerly 120 feet of Lot No. 10 on the Map of subdivision of the Greenland Tract, of record in Plat Book 421, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James H. White, single by deed from James Duncan Matlock and wife, Helen Pernell Matlock of record in Book 4915, page 787, Register's Office for Davidson County, Tennessee, dated May 22, 1975 and recorded on May 27, 1975.

Being the same property conveyed to Southern Land Acquisitions, Trustee of the James H. White Land Trust by deed from James H. White and wife, Virginia White, married of record in Instrument No. 20110316-0020679 Register's Office for Davidson County, Tennessee, dated March 11, 2011 and recorded on March 16, 2011. Southern Land Acquisitions having since resigned as trustee, and Chris Choate having since been appointed.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1120 Greenland Ave., Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of October, 2014.

JAMES H. WHITE LAND TRUST (AKA TAYLOR EVANS EDUCATION LAND TRUST)

CHRIS CHOATE, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chris Choate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of the James H. White Land Trust AKA Taylor Evans Education Land Trust and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 9th day of October, 2014.

Notary Public

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017

Ten Talents Properties, LLC, as grantor and beneficiary of the Trust, signs here to convey any interest it may have in the subject property.

TEN TALENTS PROPERTIES, LLC

CHRIS CHOATE, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chris Choate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Ten Talents Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 9th day of October, 2014.

Notary Public

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017