BILL GARRETT, Davidson County
Trans:T20140088686 DEEDWARR
Recvd: 11/25/14 09:21 2 pgs
Fees:13.00 Taxes:271.95
20141125-0108496

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $73,500.00

Affiant

Subscribed and sworn to before me, this 13th day of November, 2014

Notary Public

My commission expires: 5/23/16

(Notary Stamp)

Rebecca A. Dorhde
Notary Public
State of Tennessee
Rutherford County

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
Keith H. Solomon, Attorney
1535 West Northfield Blvd., Ste. 2
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Conrad Hodgson and Laurie Hodgson	**Conrad Hodgson and Laurie Hodgson**	**133-14-0A-011.00-CO**
420 Elysian Fields Road, Apt. A-11	**3021 Old Hillsboro Road**	
Nashville, TN 37211	**Franklin, TN 37064**	

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 ACKNOWLEDGE, WE,

Willy J. Gomez, married, and Michael Gomez, married, and Carolyn Gomez, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Conrad Hodgson and Laurie Hodgson, husband and wife

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 Unit No. A11 of The Village of Grassmere formerly Oakcrest Condominiums created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, Page 960, as amended in Book 9559, Page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-00786787, and as amended and restated in Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium of record in Book 5200, Page 413, Register's Office for Davidson County, Tennessee for a more complete identification and description of such units.

Being the same property conveyed to Tennessee Housing Development Agency by deed from Jessica D. Binkley, Substitute Trustee of record in Instrument No. 20140630-0057335 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on June 30, 2014.

Being the same property conveyed to Willy J. Gomez and Michael Gomez and Carolyn Gomez by deed from Tennessee Housing Development Agency of record in Instrument No. 20141001-0090656 Register's Office for Davidson County, Tennessee, dated September 29, 2014 and recorded on October 01, 2014.

Kyong M. Kim and Christopher Hepp, spouse's of Willy J. Gomez and Carolyn Gomez, hereby Joins in this conveyance to convey any and all right, title, claim or interest they may have in and to said property, marital or otherwise.

This is investment property and has never been the primary residence of Michael Gomez or his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of Oakcrest Condominium of record in Plat Book 5200, Page 413; aster Deed establishing a Horizontal Property Regime of The Village At Grassmere f/k/a Oakcrest Condominiums of record in Book 5884, Page 960, as amended in Book 9559, page 939, Instrument No. 20041102-0131823, Instrument No. 20060630-00786787, and as amended and restated in Instrument No. 20070301-0025595; By-laws of record in Book 5884, Page 996; Charter of Oakcrest Condominium Association, Inc. of record in Book 5860, Page 930; Lease Agreement of record in Book 11578, Page 203, Instrument Number 20061024-0131561, Instrument Number 20061024-0131560, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 420 Elysian Fields Road, Apt. A-11, Nashville, TN 37211.

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 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 13th day of November, 2014.

Willy J. Gomez by Michael Gomez His attny in fact
Willy J. Gomez, By: Michael Gomez, His Attorney-in-Fact

Carolyn Gomez by Michael Gomez Her attny in fact
Carolyn Gomez, By: Michael Gomez, Her Attorney-in-Fact

Michael Gomez
Michael Gomez

Kyong M. Kim by Michael Gomez Her attny in fact
Kyong M. Kim, By: Michael Gomez, Her Attorney-in-Fact

Christopher Hepp by Michael Gomez His attny in fact
Christopher Hepp, By: Michael Gomez, His Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Williamson

I, Michelle W Locke a Notary Public of the County and State first above written, personally appeared Michael Gomez, who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Attorney-in-Fact for Willy J. Gomez and Carolyn Gomez and Kyong M. Kim and Christopher Hepp, and being authorized to do so, did execute this instrument on their behalf by virtue of power of attorney being recorded in Instrument No. 20141125-0108495, in Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 13th day of November, 2014.

Michelle W Locke
Notary Public

My Commission Expires: 10/2/17

(SEAL)



File #: **2141370**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
1535 WEST NORTHFIELD BLVD. SUITE 2
MURFREESBORO, TN 37129