THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14122539**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $290,000.00 Affiant Subscribed and sworn to before me, this 23rd day of December, 2014. Notary Public My Commission Expires: 5-8-18

BILL GARRETT, Davidson County
Trans:T20140095803 DEEDWARR
Recvd: 12/29/14 11:08 2 pgs
Fees:13.00 Taxes:1073.00
20141229-0118367

TENNESSEE NOTARY PUBLIC STATE OF C. HALL
DAVIDSON COUNTY
MAY 8, 2018

WARRANTY DEED

Address New Owner: Joy L. Arnold 633 Rochelle Dr Nashville, TN 37220	Send Tax Bills To: Same	Tax Information: Tax Parcel ID No. 146-15-0-140.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steve Vague and Pamela Vague, as Co-Executors for The Estate of Plummer M. Hodges, Jr., and Dot Hodges a/k/a Dorothy Marie Hodges a/k/a Dorothy Kay Hodges, as to a life estate,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joy L. Arnold, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Haileywood Estates, Section V, of record in Plat Book 2330, Page 74, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 81 fronts 123 feet on the Southeasterly side of Rochelle Drive and runs back 226.1 feet on the Northeasterly line and 275.2 feet on the Southwesterly line to a dead line in the rear on which it measures 80.2 feet.

Being the same property conveyed to Plummer M. Hodges, a married man by Warranty deed from Anita G. Dunning, unmarried, Donald Rae Dunning, Jr., married, and Dawn Dunning-Graves, unmarried of record in Instrument No. 20020312-0031164 Register's Office for Davidson County, Tennessee, dated February 28, 2002 and recorded on March 12, 2002.

The said Plummer M. Hodges, Jr., now being deceased on June 6, 2014 in Davidson County, Tennessee. The Estate of Plummer M. Hodges, Jr. is currently being probated in Davidson County Probate Court, Case No. 14P1126, agreed order filed December 16, 2014 to sell property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 74, Register's Office for Davidson County, Tennessee.

Bill of Sale to Nashville Suburban Utility District of record in Book 2504, Page 402, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 633 Rochelle Dr Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of December, 2014.

Steve Vague, as Co-Executor for the Estate of Plummer M. Hodges

Pam Vague as Co-Executor for the Estate of Plummer M. Hodges

Dot Hodges a/k/a Dorothy Marie Hodges a/k/a Dorothy Kay Hodges

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Vague and Pam Vague, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Co-Executors of The Estate of Plummer M. Hodges, Jr., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 23rd day of December, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dot Hodges a/k/a Dorothy Marie Hodges a/k/a Dorothy Kay Hodges, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 23rd day of December, 2014.

Notary Public

My Commission Expires:_____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018