PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $216,500.00

Affiant

Subscribed and sworn to before me, this 27th day of February, 2015.

Notary Public
My commission expires: 9-11-17

BILL GARRETT, Davidson County
Trans:T20150015031 DEEDWARR
Recvd: 03/02/15 12:43 2 pgs
Fees:13.00 Taxes:801.05
20150302-0017771

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

02-1501-49358

Address of New Owner:	Send Tax Bills to:	Tax Information
John Crawford Maxwell	SWBC Mortgage	097-02-0-A-098.00
1087 Riverwood Village Blvd	9311 San Pedro Ave, Ste 100	
Hermitage TN 37076	San Antonio, TX 78216	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nathan Charles Hodges, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to John Crawford Maxwell, an unmarried man, hereinafter called the Grantees, their successors 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. 98, on the Plan of Villages of Riverwood, Phase One, Section One, of record in Instrument No. 20080723-0075577, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20081105-0110185 (erroneously referenced in prior deed as Instrument No. 20080723-0075577), Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles Hodges and wife, Stephanie Hodges by deed from Beazer Homes Corp., a Tennessee Corporation, dated September 21, 2011, recorded September 23, 2011, of record in Instrument No. 20110923-0073927, Register's Office for Davidson County, Tennessee. The said Stephanie Hodges having since died.

Further being the same property conveyed to Nathan Charles Hodges. a married man by Quitclaim Deed from Charles Hodges, widowed, dated December 29, 2011, recorded December 30, 2011, of record in Instrument No. 20111230-0102075, Register's Office for Davidson County, Tennessee.

Amanda Hodges, wife of Nathan Charles Hodges, joins in the execution of this instrument to conveyed any interest she may have in the subject property.

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.

This property is improved property known as 1087 Riverwood Village Blvd, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 27th day of February, 2015.

Nathan Charles Hodges

Amanda Hodges

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nathan Charles Hodges and Amanda Hodges, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 27th day of February, 2015.

State of Tennessee at Large

My Commission expires:
12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON