| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027<br>mail to:<br>**BANKERS TITLE**<br>**2 Cadillac Drive**<br>**Brentwood, Tennessee 37027** | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 349,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2015.<br>Notary Public<br>MY COMMISSION EXPIRES: 7/2/2018<br>(AFFIX SEAL) |

ROSEMARY HOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150062353 DEEDWARR
Recvd: 07/29/15 13:35 2 pgs
Fees:13.00 Taxes:1291.30
20150729-0074812

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | |
|---|---|---|
| Marsha B. Hodge and Tommy Hodge | U.S. BANK N.A. | |
| 6450 Burkitt Rd. | 4801 FREDERICA STREET | PARCEL 18700005300 |
| Cane Ridge, TN 37013 | OWENSBORO, KY 42301 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, WE, **Shari W. Boyd, an unremarried widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marsha B. Hodge and Tommy Hodge, wife and husband**

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 the 5th Civil District of Davidson County, Tennessee, being Tract No. 17, on the survey of a portion of the Burkitt Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record.

Said tract is bound in the general by Burkitt's Tract 15 on the North; Burkitt's Tract 16 on the East, Burkitt Road on the South and Burkitt's Tract 18 on the West.

Commencing at a point in the north margin of Burkitt Road, said point being Mike Burkitt's southwest corner; thence with the north margin of Burkitt Road N 84Â° 30' W 197.5 feet to the point of beginning, thence continuing with the north margin of Burkitt Road N 84Â° 30' W 200 feet; thence with three new staked lines N 6Â° 40' E 1978.6 feet; S 83Â° 10' E 200 feet and S 6Â° 43' W 1975 feet to the point of beginning, containing 9.04 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED THEREFROM is that portion conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Warranty Deed dated January 28, 1989 of record in Book 7761, Page 536, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to James Edward Boyd and wife, Shari W. Boyd by Installment Deed With Lien Retained dated from Louise Burkitt, A. J. Burkitt, L. H. Burkitt and Lucien H. Burkitt, Executor of the Estate of Mary Elizabeth Burkitt of record in Book 5102, Page 95, Register's Office for Davidson County, Tennessee.

**James Edward Boyd having said died on May 13, 2009 leaving Shari W. Boyd, as surviving tenant by the entirety**

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **6450 Burkitt Rd., Cane Ridge, TN 37013.**

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 my hand( ) this the 27th day of July, 2015.

Shari W. Boyd

Shari W. Boyd

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shari W. Boyd** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of July, 2015.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 27th day of July, 2015.

My Commission expires: _____

_____
Notary Public