WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150070331 DEEDWARR
Recvd: 08/20/15 12:26 2 pgs
Fees:13.00 Taxes:1073.00
20150820-0084040

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Ouida W. Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Hodge Karen S. Hodge	James L. Hodge	18800003200
(NAME)	(NAME)	
544 Battle Road	544 Battle Road	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Herschel Wayne Holt and Ouida W. Holt, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James L. Hodge and Karen S. Hodge, as 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 the 2nd Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center of Battle Road, said spike being 258 feet North of the intersection of Carothers Road; thence leaving said centerline and generally along a fence being the northerly line of Charles C. Bonds property as recorded in Book 4694, page 151, North 81 deg. 49' 10" West passing a new iron rod at 25.00 feet for a total distance of 343.57 feet to a new iron rod at a fence intersection; thence North 78 deg. 20' 44" West 71.49 feet to a new rod at a fence corner; thence, along the lines of the Rachel Yates Bonds property as recorded in Book 1148, page 141, North 05 deg. 51' 42" East 224.19 feet to a new iron rod at a fence corner; thence South 78 deg. 55' 25" East 83.92 feet to a new iron rod at a fence intersection; thence South 80 deg. 11' 15" East 341.67 feet to a spike in the centerline of Battle Road passing a new iron rod 25.00 feet from centerline; thence South 09 deg. 00' 06" West 215.07 feet to the point of beginning..

Being the same property conveyed to Herschel Wayne Holt and wife, Quida W. Holt by deed from Timothy Wayne Burns and wife, Patricia Ann Burns dated 4/28/98, of record in Book 10908, page 636, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 taxes, prorated and assumed by the Grantees.

unimproved ☐

This is improved ☑ property, known as 544 Battle Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 20th day of August, 2015.

Herschel Wayne Holt

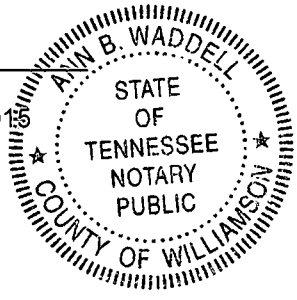
Ouida W. Holt

State of Tennessee
County of Williamson

Personally appeared before me Herschel Wayne Holt and Ouida W. Holt, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of August, 2015.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015



File No.: 2015-091