BILL GARRETT, Davidson County
Trans:T20150082704 DEEDWARR
Recvd: 09/29/15 10:26 3 pgs
Fees:18.00 Taxes:388.50
20150929-0098695

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15588FA

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste 100
Goodlettsville, TN 37072

New Owner is:
Lillian A. Romero
402 Hadley Avenue
Old Hickory, TN 37138

MAP: 044-11-0

PARCEL: 083.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Ira L. Hodges, Jr. etux Phyllis Hodges**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Lillian A. Romero, unmarried**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 402 Hadley Avenue, Old Hickory, TN 37138

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 179, Village of Old Hickory, Section A, (E.I. DuPont de Nemours and Company's Subdivision), as of record in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Ira L. Hodges, Jr. etux Phyllis Hodges, by Warranty Deed from Jerry N. Callis etux Anna T. Callis, dated 12/15/86 and recorded 12/22/86 in Book 7077, Page 361, Register's Office for Davidson County, Tennessee.

I.L.H by P.H. AIF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of September, 2015.

GRANTOR:

Ira L. Hodges, Jr. by Phyllis Hodges his Attorney-in-Fact

Ira L. Hodges, Jr. By Phyllis Hodges, his Attorney-in-Fact

Phyllis Hodges

Phyllis Hodges

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Phyllis Hodges**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that she holds a valid power of attorney executed by Ira L. Hodges, and acting under such power of attorney she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20150929-0098094, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 16th day of September, 2015.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Phyllis Hodges**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 16th day of September, 2015.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
Notary Public

My Commission Expires: 11-5-18

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Affiant

SWORN TO and subscribed before me this 16th day of September, 2015.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY