WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150082973 DEEDWARR
Recvd: 09/30/15 08:34 2 pgs
Fees: 13.00 Taxes: 758.50
20150930-0099045

G-VRES-15-2142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary B. Hodge	**Caliber Home Loans, Inc.**	
(NAME)	(NAME)	
2142 June Drive	**3701 Regent Boulevard, Suite 180**	**09502001500**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Irving, TX 75063**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **RONALD STAYTON WILLIAMS, HEIR AT LAW ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ZACHARY B. HODGE, A SINGLE MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 46 on the Plan of Donelson Hills of record in Plat Book 2331, Page 22 and 23, 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 part of Lot No. 46 fronts 98 feet on the northerly side of June Drive and runs back 210.9 feet on the easterly line and 230 feet on the westerly line, to a dead line in the rear measuring 99.9 feet thereon.

Being the same property conveyed to Andre K. Williams by Warranty deed from Lyn E. Aurelius, an Unmarried Person of record in Instrument No. 20070605-0067171, in the Register's Office for Davidson County, Tennessee, dated May 24, 2007 and recorded on June 5, 2007.Also see Quitclaim deed of record in Instrument Number 20121227-0119486, in said Register's Office. The said Andre K. Williams having died July 29,2015 leaving property to Ronald Igene Stayton-Williams on Affidavit of Heirship recorded simultaneously herewith of record in Instrument No. 20150930-0099044, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 22 and 23, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2142 June Drive , Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 28th DAY OF SEPTEMBER, 2015.

Ronald Stayton-Williams
Ronald Stayton Williams

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD STAYTON WILLIAMS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of September, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212