10326

box13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BETH HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-20-2018

B-ELAM-15-508-T

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)
Joshua Hodge	New owner	
(NAME)	(NAME)	**156-01-0A-026.00 CO**
508 Sable Ridge Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 **MICHAEL G. STABIN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSHUA HODGE AND REGINA HODGE, HUSBAND AND WIFE,** 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 Lot 26, AMBER HILLS, as shown on plat of record in Plat Book 7900, Page 347, revised in Plat Book 7900, Page 377, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Michael G. Stabin, an unmarried man and Judith C. Stabin, an unmarried woman, who acquired title as husband and wife to Michael G. Stabin, an unmarried man, as recorded on the 16th day of March, 2006 in Instrument No. 20060316-0030133, re-recorded at Instrument No. 20060609-0068596 and Warranty Deed from D. Scott Fortune and wife, Julie M. Fortune to Michael G. Stabin and Judith C. Stabin, husband and wife, as recorded on the 13th day of February, 2001 in Instrument No. 20010213-0014008, in the Register's Office of Davidson County, Tennessee. Michael G. Stabin,, having since married. His spouse, Jucilene P. Stabin joins in this conveyance for the purpose of conveying any and all rights in and to said property.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMBER HILLS, as recorded in Plat Book 7900, Page(s) 347, revised in Plat Book 7900, Page 377, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8535, Page 775 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Terms and provisions of the Articles of Incorporation of Amber Hills Homeowners Association, Inc. , recorded in Book 8465, Page 878.
- Conveyance of common area recorded in Book 8563, Page 563.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **508 Sable Ridge Court, Nashville, Tennessee 37221**.

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.

BILL GARRETT, Davidson County
Trans:T20160000138 DEEDWARR
Recvd: 01/04/16 09:42 2 pgs
Fees:13.00 Taxes:851.00
20160104-0000134

Witness my/our hand(s) this the 30th DAY OF DECEMBER, 2015.

Michael G. Stabin

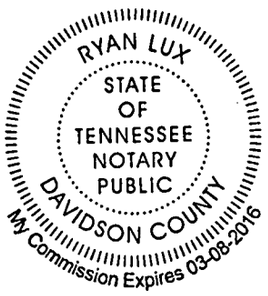
Jucilene P. Stabin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL G. STABIN AND JUCILENE P. STABIN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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