WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/08/16 08:35 3 pgs
Fees:18.00 Taxes:1504.05
20160108-0001865

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $406,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 28TH DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1625B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Gregory Magers and Carmen Magers		142-16-0C-022.00-CO
2604 South Highlands Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHAEL B. HODGE AND WIFE, CARRIE HODGE

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GREGORY MAGERS AND CARMEN MAGERS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Final Plat of Devon Highlands, Phase II, a Planned Unit Development, of record in Plat Book 7900, Page 517, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael B. Hodge and wife, Carrie Hodge by Warranty deed from Henry Paul, III and Rachael Paul a/k/a Rachal Paul, husband and wife of record in Instrument No. 20130606-0057478 Register's Office for Davidson County, Tennessee, dated July 09, 2012 and recorded on June 06, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 398 and amended in Book 7900, Page 517, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 743, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7517, Page 283, and as amended in Book 7517, Page 367; Book 8180, Page 232; Book 8712, Page 618 and Book 8712, Page 620; Book 8796, Page 410; Book 8796, Page 416; Book 9150, Page 182; Book 9492, Page 594; Book 9492, Page 600; Book 10692, Page 750 and Book 10692, Page 753, Register's Office for Davidson County, Tennessee.

By-Laws of Devon Hills Community Association, Inc. Phase II of record in Book 7517, Page 344, in the Register's Office for Davidson County, Tennessee.

Charter of Devon Hills Community Association, Inc. of record in Book 7520, Page 564, in the Register's Office for Davidson County, Tennessee.

Easement for road purposes and cut, fill, slopes easement contained in the right-of-way deed of record in Book 2544, Page 385, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement to Metropolitan Government of Nashville and Davidson County of record in Book 8611, Page 31, in the Register's Office for Davidson County, Tennessee.

Agreement for dedication of easement for water line and ingress and egress to water tank site of record in Book 5459, Page 654 and in Book 5473, Page 171, in the Register's Office for Davidson County, Tennessee.

Easement to Metropolitan Government of Nashville and Davidson County, Tennessee acting by and through the Electric Power Board of said government of record in Book 4549, Page 650, in the Register's Office for Davidson County, Tennessee.

Easement for road purposes and out fill slopes easement contained in the right of way Deed of record in Book 2554, Page 385, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 2604 South Highlands Drive, Nashville, TN 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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 28th day of December, 2015.

Michael B. Hodge
by J. Carlton, Attorney in Fact

Michael B. Hodge

By: J. Carlton Drumwright, Attorney-In-Fact

Carrie Hodge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Michael B. Hodge for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Michael B. Hodge, and is authorized by Michael B. Hodge to execute this instrument on his behalf.

Witness my hand and official seal, this 28th day of December, 2015.

Elizabeth J. Barnes
Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CARRIE HODGE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of December, 2015.

Elizabeth J. Barnes
Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 15-1625B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

