WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Lori Munkeboe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William R. Avant	Region Bank d/b/a Regions Mortgage	131-01-0D-019.00
(NAME)	(NAME)	
5025 Hillsboro Pike, 3B	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Judith L. Hodges, an unmarried woman**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William R. Avant, unmarried and Lori J. Munkeboe, unmarried, as tenants in common with right of survivorship**, 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:

A certain tract of land in Davidson County, Tennessee.

Being Unit 19 as shown on the Plat of Georgetown Apartments, a condominium, of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee, together with an undivided .501 percent interest in the common elements of 5025 Hillsboro Homeowner's Association, as described in Book 5211, Page 325, et seq, said register's office. Said Unit is also known as Apartment 3B.

Being the same property conveyed to T. Mark Hodges and wife, Judith L. Hodges by Georgetown of Nashville Unit Warranty Deed dated 02/22/1978 from Georgetown of Nashville Limited Partnership, an Illinois Limited Partnership of record in Book 5255, Page 963, Register's Office for Davidson County, Tennessee and further conveyed to Judith L. Hodges by Quit Claim Deed dated 04/03/1996 from T. Mark Hodges of record in Book 10004, Page 242, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 5025 Hillsboro Pike, 3B, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160005164 DEEDWARR
Recvd: 01/20/16 10:44 2 pgs
Fees:13.00 Taxes:777.00
20160120-0005668

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 our hands this 15th day of January, 2016.

Judith L. Hodges

Judith L. Hodges

State of Tennessee

County of Davidson

On this 15th day of January, 2016, before me, a Notary public in and for said County and State, personally appeared Judith L. Hodges, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public Shannon Philbin

My Commission Expires: 5-6-19

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