THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16016229** **Davidson County DEEDWARR** **Recvd: 02/19/16 14:17 4 pgs** **Fees:23.00 Taxes:621.60** **20160219-0016070**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $168,000.00. Affiant Subscribed and sworn to before me, this 10th day of February, 2016. Notary Public My Commission Expires: 10/20/19 NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Carol B. Hodge 905 Hill Ridge Rd Antioch TN 37013	Send Tax Bills To: SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 150-12-0C-055.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason R. Ellis, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carol B. Hodge, a single woman** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat of Mt. View Subdivision, Section Two of record in Plat at Instrument No. 20010523-0053206, 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 Jason R. Ellis, an unmarried man by Warranty deed from Classic Homes BOS, L.P of record in Instrument No. 20040930-0118182 Register's Office for Davidson County, Tennessee, dated September 28, 2004 and recorded on September 30, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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

Subject to all matters shown on the Plan of record as Instrument Number 20010523-0053206, Register's Office of Davidson County, Tennessee.

Subject to all matters on Boundary Plat of record in Plat Book 11190, page 65, Register\rquote s Office for said County.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11272, Page 811, as amended in Instrument No. 20020108-0002714, and Instrument No. 20020122-0008596, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Mt. View Homeowner's Association, Inc., of record in Instrument Number 20020108-0002713, in the Register's Office for DavidsonCounty, Tennessee.

Conveyance of the common area to Mt. View Homeowner's Association, Inc., of record in Instrument Number 20020129-0012295, in the Register's Office for DavidsonCounty, Tennessee.

Rights of Adjoining Owners of record in Book 6013, page 87, Register\rquote s Office for said County.

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

This is improved property located at 905 Hill Ridge Rd Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of February, 2016.

Jason R. Ellis

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jason R. Ellis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of February, 2016.

See attachment
Notary Public
My Commission Expires: _____

This certificate is attached to a 2 page document dealing with/entitled Warranty Deed and dated 2/9/16.

California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On February 9, 2016 before me,

Patrice Nash Davis, Notary *(here insert name and title of the officer)*,

personally appeared Jason R. Ellis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

PATRICE NASH-DAVIS
COMM.# 2073481
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires July 3, 2018

Signature _____ (Seal)

Rev. 2014-2015

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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

