This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

BILL GARRETT, Davidson County
Trans:T20160016266 DEEDWARR
Recvd: 02/29/16 10:40 2 pgs
Fees:13.00 Taxes:735.56
20160229-0018845

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 198,800.00

Carol B. Hodge
Affiant Signature

Subscribed and sworn to before me on this the 26th Day of February, 2016.

James A. Farley
Notary Public

My Commission expires 5 / 24 / 16

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

NAME AND ADDRESS OF PROPERTY OWNER:
Jessica Roughton
2153 Wooddale Lane
Nashville, TN 37214
SEND TAX BILLS TO:
Jessica Roughton
2153 Wooddale lane
Nashville, TN 37214
MAP AND PARCEL NUMBER: Tax ID # 05213007000

WARRANTY DEED

16NT00013

Effective the 26th Day of February, 2016 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

CAROL B. HODGE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JESSICA ROUGHTON

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 19 AS SHOWN ON THE MAP ENTITLED WOODALE GROVE ANNEX SUBDIVISION OF PART OF J.H. GOTHARD'S LANDS (ALSO KNOWN AS WOODDALE DRIVE ANNEX), OF RECORD IN PLAT BOOK 547, PAGE 109 AND 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CAROL B. HODGE BY WARRANTY DEED FROM BIRCHCREST PROPERTIES I, LLC AS RECORDED 7-7-06 AS INSTRUMENT NO. 20060712-0083823.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
2153 WOODDALE LANE, NASHVILLE, TN 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 GRANTEES, their heirs and assigns, forever. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 26th Day of February, 2016.

Carol B. Hodge

CAROL B. HODGE

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CAROL B. HODGE**, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 26th Day of February, 2016.

James A. Farley

Notary Public

My commission expires: 5-24-16

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, , the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 26th Day of February, 2016.

James A. Farley

Notary Public

My commission expires: 5-24-16

JAMES A. FARLEY NOTARY PUBLIC AT LARGE WILSON CO. TENN.