Return to:
Regal Title, LLC
125 N. Church St.
Murfreesboro, TN 37130

BILL GARRETT, Davidson County
Trans:T20160051540 DEEDWARR
Recvd: 06/17/16 11:22 2 pgs
Fees:13.00 Taxes:2775.00
20160617-0061648

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 750,000.00

Affiant

Subscribed and sworn to before me, this 15th day of June, 2016.

Notary Public

My commission expires: 7/11/17

SASHA KNOWLES STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY My Commission Expires 07-11-2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dan G. Hodges, Jr. **Susan J. Hodges**	First Community Mortgage	**10501011400**
1025 Villa Place	275 Robert Rose Dr.	
Nashville, TN 37212	Murfreesboro, TN 37129	

FOR AND IN 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 ACKNOWLEDGE, WE,

Marshall M. Hall and wife, Julie Hall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dan G. Hodges, Jr. and Susan J. Hodges, husband and wife

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:

Land in Davidson County, Tennessee, being the south 47 1/2 feet of Lot No. 119 on the Plan of Spurr's Subdivision of the Boyd Amend Tract of record in Plat Book 21, page 83, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Said part of Lot No. 119 fronts 47 1/2 feet on the Westerly side of Villa Place and runs back between parallel lines 150.8 feet to an alley.

Being the same property conveyed to Marshall M. Hall and wife, Julie Hall, from Chris Wallin and wife, Camille Wallin, by Warranty Deed dated May 25, 2012 of record in Instrument No. 20120601-0047462, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1025 Villa Place, Nashville, TN 37212.

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 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/our hand(s) this 15th day of June, 2016.

Marshall M. Hall

Julie Hall

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Marshall M. Hall and Julie Hall, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2016.

Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON