NEW OWNER:

ANDREW M. MASTERSON
5209 LANA RENEE COURT
HERMITAGE, TN 37076

SEND TAX BILLS TO:

WILSON BANK & TRUST
623 WEST MAIN STREET
LEBANON, TN 37087

Map & Parcel 098 02 0 022.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1623

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20160103804 DEEDWARR
Recvd: 11/23/16 12:31 3 pgs
Fees:18.00 Taxes:695.60
20161123-0123840

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Eighty-Eight Thousand and 00/100 Dollars ($188,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **APHTAEN M. HODGE, f/k/a Aphtaen M. Denton,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **ANDREW M. MASTERSON,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 43 on the Plan of Resubdivision of Lots 42-56, Roxborough, as of record in Plat Book 5210, Page 76, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to APHTAEN M. DENTON, unmarried, by Warranty Deed from Trilena D. Zyndorski and husband, Thomas J. Zyndorski, Jr., dated November 30, 2011, and of record in Instrument No. 20111202-0094160, Register's Office for DAVIDSON County, Tennessee. Aphtaen M. Denton is now known as Aphtaen M. Hodge.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **5209 LANA RENEE COURT, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5210, Page 76, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, Micah Hodge, husband of the said Aphtaen M. Hodge, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, his heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 17th day of November, 2016.

Aphtaen M. Hodge
APHTAEN M. HODGE

MICAH HODGE

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **APHTAEN M. HODGE and husband, MICAH HODGE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of November, 2016.

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$188,000.00** .

Andrew M Masterson

AFFIANT

Sworn to and subscribed to before me this 17th day of November, 2016.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018