THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16109474** BILL GARRETT, Davidson County Trans:T20160103820 DEEDWARR Recvd: 11/23/16 12:50 2 pgs Fees:13.00 Taxes:1146.63 20161123-0123861	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $309,900.00. Affiant Subscribed and sworn to before me, this 18th day of November, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Micah Hodge and Aphtaen Makaili Hodge 1408 BRIDGECROSS PARKWAY Hermitage TN 37076-5623	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 098-06-0-A-031.00 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, **Joseph D. Yuhasz, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Micah Hodge and Aphtaen Makaili Hodge, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 27 on the Final Plat of Phase 1, Section "A", Bridgewater, of record in Instrument No. 20051104-0133897, Register's Office for Davidson County, Tennesse, to which refence is made for a more complete description.

Being the same property conveyed to Joseph D. Yuhasz, a married man by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, recorded on the 31st day of March, 2006 in Instrument No. 20060331-0036719, in the Register's Office of Davidson County, Tennessee.

Said property was never primary martial residence of Grantor.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1, SECTION "A", BRIDGEWATER, as recorded in Instrument No. 20051104-0133897, and Surveyor's Certificate of Correction Applicable to the plan of Bridgewater, Phase 1, Section "A" recorded at Instrument No. 20060608-0067981.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20051024-0128043 and 20160212-0013733.

Easement for Tennessee Valley Authority, recorded in Book 1291, Page 99 and Book 1318, Page 28.

Easement for Stormwater Detention Agreement, recorded in Instrument No. 20050222-0019150.

Easement for Sewer/Storm Drainage, recorded in Instrument No. 20060120-0008000.

Easement for Right of Way/Maintenance, recorded in Instrument No. 20050929-0117150.

Rights of other parties in and to Binkley-Steele and Hagar Cemetary located on the land, including the right of ingress, egress, maintenance of such site and burial rights recorded in Instrument No. 20060726-0090108.

Conveyance for Open Space recorded at Instrument Nos. 20091117-0105711, 20091110-0103837, and Scrivener's Affidavit recorded at Instrument No. 20091117-0105711.

This is improved property located at 1408 BRIDGECROSS PARKWAY Hermitage TN 37076-5623

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its 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 18th day of November, 2016.

Joseph D. Yuhasz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph D. Yuhasz, 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 18th day of November, 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018