# Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
**$105,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 day of November, 2016.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

TAHIRA A. SAYS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John S. Woodall<br>155 Ellington Place<br>Madison, TN 37115 | New Owner | 051.10-0B-007.00 CO |

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 acknowledged, we,

**Cynthia Elois Hodge, unmarried**

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

**John S. Woodall, unmarried man**

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:

A certain condominium apartment location in Davidson County, Tennessee, described as follows: Unit No. 155 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Register's Office for said County, to which reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Doris N. Spencer, unmarried, by deed from Kelly V. Sutton and husband, James B. Goad dated October 4, 1993 of record in Book 9108, Page 373, Register's Office for Davidson County, Tennessee. Doris N. Spencer died testate on October 24, 2012, leaving property vested Cynthia in Elois Hodge as devisee under the Last Will and Testament of Doris Nathulia Lydia Spencer of record in Instrument Number 20160809-0082957, said Register's Office. Doris N. Spencer and Doris Nathulia Lydia Spencer are one and the same. Property was further conveyed to Cynthia E. Hodge by quitclaim deed from Melinda Anderson of record in Instrument Number 20160809-0082958. Cynthia E. Hodge and Cynthia Elois Hodge and one and the same person.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on condominium site Plat of record in Book 6250, Page 829, and Master Deed of record in Book 6984, Page 84, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed contained in Book 6984, Page 84; as amended in Instrument Number 20090603-0051203, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **155 Ellington Place, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 is 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.

BILL GARRETT, Davidson County
Trans:T20160104803 DEEDWARR
Recvd: 11/29/16 11:07 2 pgs
Fees:13.00 Taxes:388.50
20161129-0125065

Witness my hand(s) this 23rd day of November, 2016.

Cynthia Elois Hodge

Cynthia Elois Hodge

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Cynthia Elois Hodge, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of November, 2016.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

AFTER RECORDING RETURN TO:
Linebarger Title & Escrow, LLC
3 [illegible] Church St
Murfreesboro, TN 37127