BILL GARRETT, Davidson County
Trans:T20160109747 DEEDWARR
Recvd: 12/14/16 10:00 2 pgs
Fees:13.00 Taxes:1017.50

20161214-0130979

Warranty Deed

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $275,000.00. Danielle R. Hedges Affiant Subscribed and sworn to before me, this the 9th day of December, 2016. Notary Public My commission expires: 8/20/19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Danielle R. Hedges	new owner	
606 McMurray Drive		161-02-0-017.00
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM N. DODDS AND KIMBERLY A. FRANKS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIELLE R. HEDGES, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 40 on the Plan of McMurray Hills of record in Plat Book 3700, Page 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deutsche Bank National Trust Company, as Trustee for Poplar ABS, Inc., Series 2007-A by Substitute Trustee's deed from Jason Mangrum, Substitute Trustee of record in Instrument No. 20140605-0049040 Register's Office for Davidson County, Tennessee, dated June 05, 2014 and recorded on June 05, 2014.

Being the same property conveyed to Kafwnd, LLC, a Tennessee Limited Liability Company by Special Warranty deed from Deutsche Bank National Trust Company, as Trustee for Poplar ABS, Inc., Series 2007-A of record in Instrument No. 20150805-0077822 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on August 05, 2015.

Being the same property conveyed to William N. Dodds and Kimberly A. Franks, as joint tenants with the right of survivorship by Quitclaim deed from Kafwnd, LLC, Tennessee Limited Liability Company of record in Instrument No. 20160114-0004142 Register's Office for Davidson County, Tennessee, dated December 24, 2015 and recorded on January 14, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 606 McMurray Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of December, 2016.

William N. Dodds

Kimberly A. Franks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William N. Dodds and Kimberly A. Franks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of December, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018