Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160113619 DEEDWARR
Recvd: 12/27/16 12:59 2 pgs
Fees:13.00 Taxes:1570.19
20161227-0135572

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,375.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of December, 2016

Notary Public
Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles A. Lodowski 1340 Wexford Downs Lane Nashville, TN 37211-8500	NEW OWNER	172-14-0B-261.00-CO

WARRANTY DEED

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, I/WE,

Robert Sydney Hoskins and spouse, Betty Monderine-Hoskins

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles A. Lodowski and Patricia S. Lodowski, 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 Lot No. 211 on the Plan of Subdivision Plat of Winfield Park, a Cluster Lot Development, Phase 2, Section 2 of record in Plat at Instrument No. 20030422-0052787, 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 Robert Sydney Hoskins and spouse, Betty Monderine-Hoskins by Warranty deed from Linda K. Stone, unmarried of record in Instrument No. 20140923-0087005 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 23, 2014. (Value of consideration shown in aforementioned deed $395,000.00.) Being also known as 1340 Wexford Downs Ln Nashville, Tennessee 372118500.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1340 Wexford Downs Lane, Nashville, TN 37211-8500.

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

Dated this the 15th day of December, 2016.

Robert Sydney Hoskins by Josh Cook, Attorney in Fact

Robert Sydney Hoskins by Josh Cook, Attorney in Fact

Betty Monderine-Hoskins

STATE OF TENNESSEE
COUNTY OF Williamson

Personally Appeared Josh Cook to me known to be the person who executed the foregoing instrument in behalf of Robert Sydney Hoskins as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of said Robert Sydney Hoskins.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of December, 2016.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Betty Monderine-Hoskins
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 and official seal at Brentwood, Tennessee this 15th day of December, 2016.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY