This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

ADDRESS NEW OWNER:
Earnest S. And Rhonda O. Hodges
2815 Emery Dr.
Nashville, TN 37214

SEND TAX BILL TO:
MORTGAGEE:
FirstBank Mortgage
318 Seaboard Ln, Ste 205
Franklin, TN 37067

MAP: 096 09 0 167.00

Davidson County DEEDWARR
Recvd: 02/06/17 16:14 3 pgs
Fees:18.00 Taxes:536.50
20170206-0012700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Jennie Ellen Couch,** a single person, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Earnest S. Hodges and wife, Rhonda O. Hodges**, 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. 11 on the Plan of Twin Lawn S/D as of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee.
Said Lot No. 11 fronts 75 feet on the southerly margin of Emery Drive and runs back between lines measuring 231.7 feet on the westerly line and 110.3 feet on the easterly line to a broken line in the rear measuring 162.6 feet thereon.

Being the same property conveyed to Jennie Ellen Couch and by Deed of record in Instrument No. 20170126-0008627 in the Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 2331, page 9, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 2331, page 9, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 2815 Emery Drive, Nashville, Tennessee, 37214.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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,

GRANTOR does covenants with the said "GRANTEES" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and 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.

WITNESS my hand this the 2nd day of February, 2017 .

Jennie E. Couch by Raymond Sanders Gregory, Atty in Fact

Jennie Ellen Couch, being one and the same as **Jennie E. Couch**, by Raymond Sanders Gregory, Attorney- in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of February, 2017, before me, a notary public, of the State and County aforesaid, personally appeared Raymond Sanders Gregory, proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Attorney in Fact for the within named **Jennie Ellen Couch**, being one and the same as **Jennie E. Couch**, and that Raymond Sanders Gregory as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by signing the name of Jennie E. Couch himself as Attorney in fact.

Durable Power of Attorney of Jennie E. Couch is recorded as Instrument No. 20170202-0011522 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this the 2nd day of February, 2017.

Notary Public

REBECCA R. WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me on this 2nd day of February, 2017 .

NOTARY PUBLIC
My Commission Expires: 9/4/19

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

