This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $135,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Springdale Title, LLC 351 Radio Park Drive # 102 Richmond, KY 40475	Affiant
After Recording Return To The Above.	Sworn to and subscribed before me this 15th day of February, 2017. Notary Public My Commission Expires: December 28th, 2020

WARRANTY DEED

KEITH MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

THIS INDENTURE, made this 15th day of February, 2017, among:

MARK T. HODGE AND WIFE CYNTHIA H. HODGE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

WILLIAM D. MASSINGILL III AND WIFE GAYE L. MASSINGILL

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being Lot No. 47 on the plan of A Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, Revision 1 of record in Instrument No. 20010629-0068937, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mark T. Hodge and Cynthia H. Hodge, husband and wife by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation, recorded on the 5th day of April, 2002 in Instrument No. 20020405-0041875, in the Register's Office of Davidson County, Tennessee.

Current Property Address: 3401 Anderson Road #47, Antioch, TN 37013

Current Parcel ID No: 136-15-B 51.00CO

BILL GARRETT, Davidson County
Trans:T20170016003 DEEDWARR
Recvd: 02/23/17 10:55 2 pgs
Fees:13.00 Taxes:499.50
20170223-0018181

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

MARK T. HODGE

CYNTHIA H. HODGE

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, MARK T. HODGE AND WIFE CYNTHIA H. HODGE, the within named bargainor(s), 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 this 15th day of February, 2017.

KEITH MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

Notary Public
My Commission Expires: December 28th 2020

Owner Name & Property Address and
Responsible Party For Taxes:
William D. Massingill III
Gaye L. Massingill
3401 Anderson Road #47, Antioch, TN 37013