File Box
243

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170036685 DEEDWARR
Recvd: 05/01/17 15:35 2 pgs
Fees: 13.00 Taxes: 621.60
20170501-0042747

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James L. Hodge Karen S. Hodge James Ethan Hodge	James L. Hodge	183050A12500CO
(NAME)	(NAME)	
2409 Cruzen Street	2409 Cruzen Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Denver Confer and Audrey Confer, as husband and wife as joint tenants,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James L. Hodge, Karen S. Hodge, as husband and wife, one-half (1/2) undivied interest, and James Ethan Hodge, a single man,, one-half (1/2) undivided interest, as joint tenants in common,** 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:

Being Lot No. 387 on the plan of October Woods, Revision One, Phase Two, Section Four, of record in Book 7900, page 909 and amended in Book 9700, pages 437 and 438, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Denver Confer and wife, Audrey Confer by deed from Robert M. Morrison dated July 16, 2007, of record in Instr. No. 20070718-0085289, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2017 taxes, prorated and assumed by the Grantees; Subject to all matters as set out on the plan of record in Book 7900, page 909, as amended in Book 9700, pages 437 and 438; Declaration of Covenants, Conditions, and Restrictions as set out in Book 5047, page 656, Book 5047, page 661, Book 9840, page 267, Book 9840, page 276, Book 10181, page 986, Book 10548, page 501 and Book 10548, page 503; Charter of October Woods Homeowners Association, Inc. as set out in Book 9840, page 259, said Register's Office. Subject to the assessment of homeowners association fees, if any. Subject to Drainage Easement as set out in Book 8443, page 75 and to Storm Water Detention Agreements as set out in Book 9771, page 560 and Book 10010, page 50, said Register's Office. Subject to parties in possession or any lease not of record.

unimproved ☐

This is improved ☑ property, known as 637 Waywood Circle, Antioch, TN 37013
(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.

Witness my/our hands this 28th day of April, 2017.

Denver Confer

Audrey Confer

State of Tennessee
County of Williamson

Personally appeared before me Denver Confer and Audrey Confer, with whom I am personally acquainted, (or proved to me on basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of April, 2017.

Notary Public Ann B. Waddell
My Commission Expires: October 12, 2019

File No.: 2017-024

