File Box 8

WARRANTY DEED

Bill Garrett Davidson County
Batch# 5720 DEEDWARR
09/28/2017 02:49:49 PM 2 pgs
Fees: $13.00 Taxes: $758.50

20170928-0099502

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

K. Nin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF September, 2017.

Debbie Mann
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Michael Lynn Hodges	New Owner	
(NAME)	(NAME)	
P. O. Box 331513		150-02-0-045.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		150-02-0-042.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MERLIN E. BARTZ AND LISA M. BARTZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL LYNN HODGES,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Section Two, Harbour Town Village of record in Plat Book 4675, Page (s) 146 and 147, 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 Merlin E. Bartz and Lisa M. Bartz, husband and wife, by Warranty deed from R. Steven Chadwell and wife, Norma A. Chadwell of record in Instrument No. 20140603-0047732 Register's Office for Davidson County, Tennessee, dated May 30, 2014.

Tract 2: Being part of Reserve Parcel 2, Section 2, Harbor Town Village, of record in Book 4675, pages 146 and 147, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point at the common corner of Lots 25, 26 and the rear line of Reserve Parcel 2; thence south 59 deg. 6' west 148.76 feet to a point; thence south 86 deg. 2' east 122.81 feet to a point; thence north 2 deg. 53' west 90.2 feet to the point of beginning.

Being the same property conveyed to Merlin E. Bartz and Lisa M. Bartz, husband and wife, by Quitclaim Deed from Steve Chadwell and Norma Chadwell, husband and wife, of record in Instrument No. 20161208-0128816, said Register's Office, and also by Scrivener's Affidavit of record in Instrument No. 20161214-0131167, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 109 Downwind Court and 2936 Nautilus Drive, Nashville, TN 37217
(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 hand this 28 day of September, 2017

Merlin E. Bartz by
Kevin D. Montgomery, attorney in fact

MERLIN E. BARTZ

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

Lisa M. Bartz by
Kevin D. Montgomery, attorney in fact

LISA M. BARTZ

BY: KEVIN D. MONTGOMERY, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of September, 2017, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Merlin E. Bartz and Lisa M. Bartz and acknowledged that he executed the same as the free act and deed of Merlin E. Bartz and Lisa M. Bartz.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2017.

Kathy Smith
Notary Public