(1)

WARRANTY DEED

NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Casey Brewington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017.

Nathan L. Powers
Notary Public

MY COMMISSION EXPIRES: 01/17/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Russell Scott Ivey	New Owner	087050A090.00
(NAME)	(NAME)	
5807 Avalon Court		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 9184 **DEEDWARR**
10/06/2017 09:34:20 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20171006-0102752

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jessica Hodges and Andrew Powell Hodges, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Russell Scott Ivey and Rebecca Suggs Ivey, husband and wife**, hereinafter called the GRANTEE(S), 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. 118, on the Final Plat of Farmingham Woods, Phase II, Section 2, of record in Plat Book 7900, Page 424, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jessica Lyn Davy by Deed from The Secretary of Housing and Urban Development of Washington, D.C., dated September 15, 2015 and filed for record on September 28, 2015 in Instrument #20150928-0098272, Register's Office for Davidson County, Tennessee.

Jessica Lyn Davy having since married and is now known as Jessica Hodges. Andrew Powell Hodges, spouse of Jessica Hodges, joins in the execution of this instrument for the purpose of conveying his marital interest, if any, to said property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5807 Avalon Court, Hermitage, TN 37076
(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 29th day of September, 2017.

Jessica Hodges

Andrew Powell Hodges

State of Tennessee
County of Wilson

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

WITNESS my hand and seal this 29th day of September, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122