WARRANTY DEED

Bill Garrett Davidson County
Batch# 68760 DEEDWARR
03/13/2018 02:16:36 PM 2 pgs
Fees: $13.00 Taxes: $2,025.75
20180313-0023767

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-020200

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Charles C. Warner and Kathryn Eden Warner	New Owner	
(NAME)	(NAME)	
6533 Rolling Fork Drive		129-02-0-031.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Forty-Seven Thousand Five Hundred And No/100 Dollars ($547,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KASEY JOY HODGES AND JUSTIN TAYLOR HODGES, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES C. WARNER AND KATHRYN EDEN WARNER, HUSBAND AND WIFE., 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. 921 on the Plan of West Meade Farms, Inc., Section XI of record in Plat Book 2331, Page (s) 102 and 103, 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 Kasey Hodges and Justin Hodges, wife and husband by Warranty deed from Reliant Bank, a National banking corporation of record in Instrument No. 20101004-0078854 Register's Office for Davidson County, Tennessee, dated September 24, 2010 and recorded on October 04, 2010 and Affidavit recorded on November 09, 2010, of record in Instrument Number 20101109-0089743.

unimproved ☐
This is improved ☒ property, known as 6533 Rolling Fork Drive, Nashville, TN 37205
(House No.) (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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Kasey Joy Hodges and Justin Taylor Hodges, wife and husband this 8 day of March, 2018.

Kasey Joy Hodges

Justin Taylor Hodges

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of March, 2018, before me personally appeared Kasey Joy Hodges and Justin Taylor Hodges, wife and husband, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the8th day of March, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

