Bill Garrett Davidson County
Batch# 111870 DEEDWARR
07/03/2018 08:29:30 AM 3 pgs
Fees: $18.00 Taxes: $900.95
20180703-0064224

Name and Address of New Owner:
Marc Defeo and Alden Defeo
1224 General George Patton Rd
Nashville, TN 37221

Send Tax Statements To:
New owner

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18050613

Map and Parcel: 142 09 0E 024.00

WARRANTY DEED

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, **Alisha Hodgin and Robert N Hodgin**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Alden C. DeFeo and Marc A DeFeo, wife and husband**, 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:

UNIT No. 1224, together with the Carport Designated No. 1224-C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on a Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, recorded in Book 5200, Page 705 and 706, and amended in Book 6392, Page 321, said Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, Page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Alisha Hodgin and Robert N. Hodgin by Special Warranty Deed filed for record on December 20, 2010 in Instrument Number 20101220-0101127, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Master Deed of record in Book 6226, page 9 and as amended in Book 6392, page 321; All matters as set forth per Book 5200, page 705 & 706; Boundary Plat of record in Book 5200, page 562; Easement to Harpeth Valley Utility District of record in Book 3770, page 6; All matters including but not limited to a TVA Easement of record in Book 2274, page 547; HOA Charter of record in Instrument Number 20070405-0041036; By-Laws of River Plantation Section Seven of record in Book 6226, page 18 and as amended in Instrument Number 20141014-0095009, said Register's Office.

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.

This is improved property known as: 1224 General George Patton Rd, Nashville, TN 37221

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 assigns, 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 our hand this 29th day of June, 2018.

Alisha Hodgin

Robert N Hodgin

State of Tennessee

County of Rutherford

Personally appeared before me, Alisha Hodgin and Robert N Hodgin with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th of June, 2018.

Notary Public
My Commission Expires: 12/18/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $243,500.00.

Affiant Signature

Subscribed and sworn to before me, this 29th day of June, 2018.

Notary Public
My Commission Expires: 9-30-2019

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla Ikard
Notary

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal