WARRANTY DEED

Bill Garrett Davidson County
Batch# 116461 DEEDWARR
07/13/2018 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $296.00
20180713-0068468

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of July, 2018

Notary Public:

MY COMMISSION EXPIRES: 11/5/2019
(AFFIX SEAL)

CONNIE F. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC.,
1415 North Jackson Street Tullahoma, TN 37388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jody Hodges	Jody Hodges	Map 105
0 Industry St	1404 17th Ave S	Group 08-O
Nashville, TN 37210	Nashville TN 37212	Parcel 169.00

FOR AND IN 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

George Hendricks Jr and wife, Ellen Hendricks

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jody Hodges and wife, Karla Hodges

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 17 Civil District of Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots No. 1 and 2 on the plan of John Lumsden's Third Addition of record in Book 57, Page 106, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to George Hendricks, Jr. by Will of record Circuit Court Office of Davidson County, TN and Register's Office of Davidson County, TN in Instrument #20150609-0054076. Being the same property conveyed to George S. Hendricks, Sr. and wife, Juanita Hendricks by Warranty Deed dated September 30, 1985, and filed in Book 6671, Page 262, Register's Office of Davidson County, TN. The said Ellen Hendricks joins in this conveyance to convey any marital interest that she may have in said property.

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Bk 57, page 106, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)
This is Improved ( ) property, known as 0 Industry St, Nashville, TN 37210

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 our hands this 12th day of July, 2018.

George Hendricks Jr

Ellen Hendricks

STATE OF TN
COUNTY OF MARSHALL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Hendricks Jr and Ellen Hendricks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Chapel Hill, TN, on the 12th day of July, 2018.

My commission expires: 9/15/18

Cindy G Putman
Notary Public

(18-9920-07T.PFD/18-9920-07T/6)

CINDY G. PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

True Copy Certification

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212