THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 RETURN TO GREENVUE TITLE & ESCROW, LLC 2207 CRESTMOOR ROAD SUITE 101 NASHVILLE, TN 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2018. 8-13-2018 Notary Public MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL) EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. Hodge	New Owner	MAP 104-01-0F-
338 Sylvan Park Lane	Bill Garrett Batch# 128920 08/14/2018 01:55:09 PM Fees: $13.00 Taxes: $1,387.50 20180814-0080320	PARCEL 015.00-CO
Nashville, TN 37209	Davidson County DEEDWARR 2 pgs	
(CITY) (STATE) (ZIP)	(CITY)	

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, **Stewart C. Riggs and Jena L. Riggs, both unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas W. Hodge and wife, Mary Anne Hodge**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 15 of West End Station, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing West End Station, of record in Instrument No. 20070712-0083315, as amended in Instrument No. 20071220-146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to Stewart C. Riggs and Jena L. Riggs, husband and wife by Warranty Deed from The Lily Hurt Living Trust and Bridgett Collins, of record in Instrument No. 20090901-0082150, Register's Office for Davidson County, Tennessee, dated August 25, 2009 and recorded on September 01, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2018; (2) Covenants, Conditions and Restrictions of record in Instrument No. 20070712-0083315, as amended in Instrument No. 20071220-0146057, Instrument No. 20080919-0095641, Instrument No. 20081029-0108160 and Instrument No. 20090825-0080074; (3) West End Station Condominium Association, Inc. Charter of record in Instrument No. 20080805-0080550; (4) Easement(s) for Sanitary Sewer, Storm Drainage, Water Mains of record in Instrument No. 20080505-0080550 and Instrument No. 20080505-0046041; (5) Easement(s) for Storm Water Detention of record in Instrument No. 20080505-0045999 and Instrument No. 20080421-0040206; (6) Easement to Comcast of record in Instrument No. 20081017-0104357; (7) Easement Agreement of record in Instrument No. 20131007-0105196; (8) Subject to rights of others in and to the common areas and/or elements; (9) All applicable governmental and zoning regulations.

This is IMPROVED property known as **338 Sylvan Park Lane; Nashville, TN 37209.**

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 the 9th day of August, 2018.

Stewart C. Riggs by Julie Norfleet, Attorney-in-Fact

Stewart C. Riggs by Julie Norfleet, Attorney-in-Fact

Jena L. Riggs by Julie Norfleet, Attorney-in-Fact

Jena L. Riggs by Julie Norfleet, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie Norfleet** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Stewart C. Riggs and Jena L. Riggs**, as their Attorney in Fact, as the free act and deed of the within named **Stewart C. Riggs and Jena L. Riggs**.

Witness my hand and official seal this the 13th day of August, 2018.

My Commission expires 1-6-20

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN