Karen Johnson Davidson County
Batch# 209580 DEEDWARR
03/25/2019 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20190325-0026672

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00. Heather R. Hunter (Affiant) Sworn to and subscribed before me this 25th day of March, 2019. Quinn Evans Segall Notary Public My commission expires: July 6, 2020

QUINN EVANS SEGALL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Marsha McDade Hodges and James McKinley Hodges (NAME)	**Marsha McDade Hodges and James McKinley Hodges** (NAME)	**142070A11700CO**
117 Westerly Dr. (ADDRESS)	**4312 Bellaire Dr. S #108** (ADDRESS)	
Nashville, TN 37221 (City) (State) (Zip)	**Ft. Worth, TX 76109** (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tye Carol Springer, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Marsha McDade Hodges and James McKinley Hodges, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 117 on the plan of Willow Pointe Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6772, Page 257, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant thereto as set forth in said Master Deed Reference is hereby made to Plat of Willow Pointe Condominium set forth as Exhibit "A" to said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Tye Carol Springer, an unmarried woman by Deed dated May 3, 2016 from Tammy E. Jarrett NKA Tammy Belue, married, recorded May 6, 2016, in Instrument Number 20160506-0044947, in the Official Records of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Charter of record in in Book 6777, Page 624, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.

2. Subject to any by-laws, terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Master Deed of record in Book 6772, Page 257, as amended by Book 8867, Page 283, as further amended by Instrument No. 20120911-0082239, each in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, restriction otherwise exempt under Title 42 of the United States Code, or restriction that relates to handicap but does not discriminate against handicapped persons.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water mains and appurtenances of record in Instrument No. 20140603-0047932, in the Register's Office for Davidson County, Tennessee.

4. Real estate taxes or special assessments for the year 2019, that are not yet due or payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

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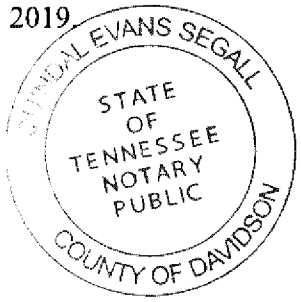
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of March, 2019.

_____(SEAL)
Tye Carol Springer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of March, 2019, before me personally appeared Tye Carol Springer, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 25th day of March, 2019.



Notary Signature
My commission expires: July 6 2020

Certificate of Authenticity

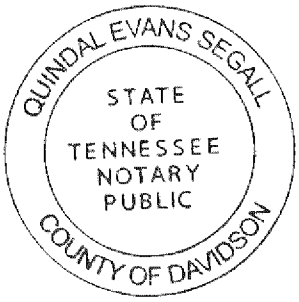
I, Heather Hunter, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Heather R. Hunter
Signature

Personally appeared before me, Quin Segall, a notary public for this county and state, Heather Hunter 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: July 6, 2020
Notary's Seal



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