This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: V-VRES-19-2706A

Karen Johnson Davidson County
Batch# 249809 **DEEDWARR**
06/27/2019 03:47:09 PM 2 pgs
Fees: $13.00 Taxes: $2,571.50

20190627-0062752

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $695,000.00.

Affiant

Subscribed and sworn before me this the 25th day of June, 2019.

Notary Public
My commission expires: 11/8/21

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeffrey M. Hodge 2620 Summerwind Drive S.E. Decatur, AL 35603	New Owner	118-07-0B 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIDTOWN REALTY, LLC, a Tennessee Limited Liability Company,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JEFFREY M. HODGE, a married man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. A, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 2706 Greystone Road, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180813-0079856, and being shown on Plat attached thereto as Exhibit "A", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Midtown Realty, LLC, a Tennessee Limited Liability Company, by deed from James Wood, married and Paul Ruez, unmarried, dated 03/01/2018, of record in Instrument No. 20180302-0019712, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2706 Greystone, Unit A, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument 20180813-0079856, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Witness my hand this the 25th day of June, 2019.

Midtown Realty, LLC

By: Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Harold Johnson**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be a Member of the within named bargainor, a Limited Liability Comapny, and that as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Comapny by the said Harold Johnson as such Member.

Witness my hand and official seal this 25th day of June, 2019.

My Commission Expires: 9/18/22

Notary Public

CAVAN MCCANN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022