Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1464

Karen Johnson Davidson County
Batch# 257351 DEEDWARR
07/16/2019 09:48:36 AM 2 pgs
Fees: $13.00 Taxes: $1,339.40

20190716-0069305

JOHN E. KASPER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
COMMISSION EXPIRES 1-20-2020

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of July, 2019

Notary Public

Commission Expires: 1-20-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
James R. Eller 2600 Hillsboro Pike Apt 104 Nashville, TN 37212	First Community Mtg 262 Robert Rose Dr Ste 220 Murfreesboro, TN 37129	117-03-0H-104.00-CO

WARRANTY DEED

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, I/WE,

Thomas D. Hodgkiss, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James R. Eller, single man

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:

Land in Davidson County, Tennessee, being Unit No. 104, Garage Space G-23 and Storage Space S12, The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-00165620 and Instrument No. 20060210-0016562, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to Thomas D. Hodgkiss and Linda C. Hodgkiss, or Successor Trustees of the Hodgkiss Living Trust dated March 21, 2011 by Warranty deed from Evelyn Sue Smith and husband, Roger Smith of record in Instrument No. 20130402-0032230 Register's Office for Davidson County, Tennessee, dated March 29, 2013 and recorded on April 02, 2013.

Being the same property conveyed to Linda C. Hodgkiss, Trustee of the Linda Hodgkiss Living Trust a/k/a Hodgkiss Living Trust dated March 21, 2011 by Quit Claim deed from Thomas D. Hodgkiss and Linda C. Hodgkiss, Co-Trustees of the Hodgkiss Living Trust dated March 21, 2011 of record in Instrument No. 20151201-0120901 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on December 01, 2015.

Being the same property conveyed to Thomas D. Hodgkiss by Quit Claim deed from Linda C. Hodgkiss, Trustee of the Linda Hodgkiss Living Trust a/k/a Hodgkiss Living Trust dated March 21, 2011 of record in Instrument No. 20171117-0118061 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 17, 2017. Subject property having never been the primary residence of the herein grantee or spouse, Ashlea Hodgkiss.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2600 Hillsboro Pike Apt 104, Nashville, TN 37212

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of July, 2019.

Thomas D. Hodgkiss

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas D. Hodgkiss** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Memphis (city), Tennessee this 12th day of July, 2019.

JOHN E. KASPER
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 1-20-2020

Notary Public
My Commission Expires: 1-20-2020

(Notary Seal)