WARRANTY DEED

Karen Johnson Davidson County
Batch# 264942 DEEDWARR
07/31/2019 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20190731-0075707

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cory W. Bown, and William P. Bown and Julie A. Bown	Homeside Financial, LLC	090120C00100CO
(NAME)	(NAME)	
651 Westboro Drive	5950 Symphony Woods Road, Suite 312	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Columbia, MD 21044	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dannie Joe Hodges and Jimmie Howard Hodges,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William P. Bown and Julie A. Bown, husband and wife, and Corey W. Bown, a single man as tenants in common with rights of survivorship,** 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 1 on the plan of Westboro Manor, a Condominium, of record in Instrument No. 20120426-0035786, Register's Office for Davidson County, Tennessee to whic plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patricia Gail Creech by deed dated February 11, 2013 from Doris L. Hodges of record in Instrument No. 20130214-0015334, Register's Office for Davidson County, Tennessee. The said Patricia Gail Creech has since died testate on July 31, 2018 and by Last Will and Testament probated in the Probate Court, Seventh Circuit Court for Davidson County, Tennessee in Docket No. 18P-1704 said property was devised to Dannie Joe Hodges, Executor. The said Dannie Joe Hodges, Executor of the Estate of Patricia Gail Creech thereafter conveyed said property to Dannie Joe Hodges and Jimmie Howard Hodges by deed of record in Instrument No. 20190619-0059023, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 651 Westboro Drive, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 29th day of July, 2019.

Dannie Joe Hodges

Jimmie Howard Hodges

May 03, 2021
State of Tennessee
County of Davidson

On this 29th day of July, 2019, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Dannie Joe Hodges and Jimmie Howard Hodges, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 29th day of July, 2019.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Brown651

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

