Karen Johnson Davidson County
Batch# 264988 DEEDWARR
08/01/2019 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20190801-0075761

WARRANTY DEED

JILL SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

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
Corey W. Bown and William P. Bown and Julie A. Bown	Homeside Financial, LLC	090120C00200CO
(NAME)	(NAME)	
653 Westboro Drive	5950 Symphony Woods Road, Ste 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, I, **Doris L. Hodges, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Corey W. Bown, a single man and William P. Bown and Julie A. Bown, 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 2 on the Plan of Westboro Manor, a Condominum of record in Instrument No. 20120426-0035786, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Doris L. Hodges, unmarried by deed dated March 20, 2000 from Kelly L. Wiggins Woods of record in Instrument No. 20000322-0029039, Register's Office for Davidson County, Tennessee and being the same property conveyed to Doris L. Hodges, unmarried by deed dated April 17, 2012 from I. Dyke Tatum, Trustee of record in Instrument No. 20120426-0035787, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is Improved ☑ property, known as 653 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.**

Doris Hodges by Jim H. Hodges

Doris L. Hodges
By: Jimmie Howard Hodges, Attorney-in-Fact A/K/A Jim H. Hodges

Jimmie Howard Hodges

State of Tennessee
County of Davidson

On this 29th day of July, 2019, before me, a Notary Public, in and for said State and County aforesaid, personally appeared before me **Jimmie Howard Hodges A/K/A Jim H. Hodges** with whom I am personally acquainted (or provided proved to me on the basis of satisfactory evidence) and who acknowledged that **he** executed the within instrument on behalf of **Doris L. Hodges** as Attorney-In-Fact, as **his** free act and deed. **Power of attorney recorded in Instrument Number** 201908010075760 **in Register's Office for Davidson County, Tennessee.**
Witness my hand and official seal this 29th day of July, 2019.

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

Notary Public T. Dyke Tatum

My Commission Expires: 5/3/2021

File No.: 19-Brown653

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

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY