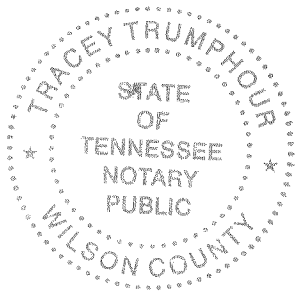
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Landon O. Hodges	Cardinal Financial, LP dba Peoples Home Equity	
(NAME)	(NAME)	
2801 Capella Court	PO Box 961292	08416018400
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Fort Worth, TX 76161	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I Lori Oakley Simms Trustee of the Rondol E. Oakley and Mary B. Oakley Revocable Trust u/a/d January 12, 2011**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Landon O. Hodges, an unmarried man**, hereinafter called the GRANTEE(S), his 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 Lot No. 11, on the plan of NOB HILL, as shown on plat of record in Book 2663, Page 31, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Lori Oakley Simms Trustee of the Rondol E. Oakley and Mary B. Oakley Revocable Trust u/a/d January 12, 2011 by Quitclaim Deed from Mary B. Oakley, dated 01/24/2018 and recorded 10/12/2018, of record in Instrument 201810120101521, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Book 2663, Page 31, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 2698, Page 468, and extension in Book 6663, Page 358, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2801 Capella Court, Nashville, TN 37214
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said

Karen Johnson Davidson County
Batch# 355482 DEEDWARR
02/10/2020 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200210-0014681

202002100014681

GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of February, 2020.

Lori Oakley Simms Trustee of the Rondol E. Oakley and Mary B. Oakley Revocable Trust u/a/d January 12, 2011

By: Lori Oakley Simms, Trustee
Lori Oakley Simms, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lori Oakley Simms with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of the Rondol E. Oakley and Mary B. Oakley Revocable Trust u/a/d January 12, 2011, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of February, 2020.

Tracey Trumphour
Notary Public:
My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-16-2020

