THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Barry D. Pendley
2108 Amanda Meadows Ct.
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
098-13-0-C-143.00

Karen Johnson Davidson County
Batch# 392636 DEEDWARR
04/28/2020 10:11:03 AM 2 pgs
Fees: $13.00 Taxes: $1,605.80
20200428-0044099

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Jim H. Hodges,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Barry D. Pendley and wife, Jalana Hughes Pendley,** 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 Lot No. 90 on the plan of Phase Four, Section Three, The Meadows of Seven Point by Plat Instrument No. 200409210113530, of record in Register's Office for said County.

Being the same property conveyed to Judith F. Hodges and Jim F. Hodges, by deed from Amy Demass and husband, Robert Demass, dated October 16, 2015 of record in Instrument No. 201510190106040, Register's Office for Davidson County, Tennessee.

Judith F. Hodges died May 21, 2016 leaving Jim H. Hodges as sole owner.
Jim F. Hodges and Jim H. Hodges are one in the same.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 11670, Page 822; Easement in favor of Meadows of Seven Points Homeowners Association of record in Book 11738, Page 776; Stormwater Detention Agreement of record in Book 11681, Page 411; Charter of Meadows of Seven Points Homeowners' Association, Inc., as shown of record in Instrument No. 200003220028986; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 200409210113530, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the grantor.

This is improved property known as **2108 Amanda Meadows Ct., Hermitage, TN 37076.**

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 our hands this 24th day of April, 2020.

Jim H. Hodges

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jim H. Hodges, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of April, 2020.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $434,000.00.

AFFIANT

Subscribed and sworn to before me this 24th day of April, 2020.

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020