30143-8

Box 14

WARRANTY DEED	State of Tennessee County of Davidson
Bill Garrett Davidson County Batch# 27237 DEEDWARR 11/17/2017 09:27:19 AM 2 pgs Fees: $13.00 Taxes: $1,757.50 20171117-0118113	The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.** Affiant Subscribed and sworn to before me, this the 16th day of November, 2017. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Lucas King Hodge	**USAA Federal Savings Bank**	**Map 104-05-0 Parcel 043.00**
3700 Murphy Road	**P. O. Box 650660**	
Nashville, TN 37209	**Dallas, TX 75265-0660**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John O. Clayton, III and Rachael C. Deen n/k/a Rachael Clayton, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lucas King Hodge

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. 5 on the Plan of West Grove Subdivision, of record in Book 421, Page 85, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John O. Clayton, III and Rachael C. Deen, husband and wife, by Deed dated May 11, 2015 from Mary Margaret Gossett, unmarried, of record in Instrument No. 20150513-0043700, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 421, Page 85, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenant for Detached Structure of record in Instrument No. 20110829-0066583, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **3700 Murphy Road, Nashville, TN 37209**

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 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 hand(s) this **16th** day of **November, 2017.**

John O. Clayton III

John O. Clayton, III

Rachael C. Deen Clayton

Rachael C. Deen n/k/a Rachael Clayton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **John O. Clayton, III and Rachael C. Deen n/k/a Rachael Clayton,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **16th** day of **November, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21