WARRANTY DEED

Bill Garrett Davidson County
Batch# 38805 DEEDWARR
12/18/2017 01:29:51 PM 2 pgs
Fees: $13.00 Taxes: $482.48

20171218-0128681

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: October 26, 2017

(AFFIX SEAL) STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodger Weller	Rodger Weller	14803007400
(NAME)	(NAME)	
P.O. Box 64	P.O. Box 64	
(ADDRESS)	(ADDRESS)	
Holladay, TN 38341	Holladay, TN 38341	
(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, **James Leroy Hodge, Trustee, Anita Carol Himber, Trustee and Rachel Reeves Maddox, Successor Trustee of the Hodge Family Trust,** with full power to transfer and convey without the joinder of any beneficiaries, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rodger Weller and Sherrie L. Weller, as husband and wife,** 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:

Being Lot No. 416 on the plan of Cherokee Hills Subdivision, Section 4 of record in Book 3500, page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ed Hodge and Glenn T. Tidwell by deed from John T. Hensley and wife, Jean A. Hensley of record in Book 4461, page 563 , Register's Office for Davidson County, Tennessee. Glenn T. Tidwell Quitclaimed the property to Ed Hodge in the re-recorded Quitclaim Deed of record in Book 5562, page 515, said Register's Office. Ed Hodge Quitclaimed the property to the Hodge Family Trust of record in Book 5834, page 400, said Register's Office.

This conveyance is subject to 2017 taxes, paid, prorated and assumed by the Grantees; all matters as set out on the plan of record; to the rights and claims of parties in possessions or leases not of public record. This property is being sold as is.

unimproved ☐

This is improved ☑ property, known as 111 Cherokee Hills Drive, Antioch, TN 37013
(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 18th day of December, 2017.

HODGE FAMILY TRUST

James Leroy Hodge, Managing Trustee

James Leroy Hodge
Managing Trustee

Anita Carol Himber, Trustee

Anita Carol Himber
Trustee

Rachel Reeves Maddox, Successor Trustee

Rachel Reeves Maddox
Successor Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, James Leroy Hodge, Anita Carol Himber, and Rachel Reeves Maddox, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Trustees of Hodge Family Trust and that they as such Trustees executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as Trustees.

WITNESS my hand and seal this 18th day of December, 2017.

Ann B. Waddell

Notary Public Ann B. Waddell
My Commission Expires: October 26, 2017

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

File No.: 2017-074