Bill Garrett Davidson County
Batch# 62685 DEEDWARR
02/27/2018 10:31:09 AM 2 pgs
Fees: $13.00 Taxes: $628.63
20180227-0018259

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/10/19
(AFFIX SEAL)

JAMIE C. POLK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0047

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian D. Geering and Kristi W. Geering	Veterans United Home Loans	#07416005500
(NAME) 3715 Plantation Dr.	(NAME) 1500 Vandiver Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Columbia, MO 65202	
(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, WE,
JAMES LEROY HODGE AND ANITA CAROL HIMBER, TRUSTEES AND RACHEL REEVES MADDOX, SUCCESSOR TRUSTEE OF THE HODGE FAMILY TRUST,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
BRIAN D. GEERING AND KRISTI W. GEERING, 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. 430, on the Plan of Hermitage Hills, Section Five, of record in Book 3300, pages 1 and 2, Register's Office for said County, as follows:

Said Lot No. 430 fronts 75 feet on the easterly margin of Plantation Drive and runs back between lines, measuring 106.8 feet on the northerly line and 125.58 feet on the southerly line to a broken line in the rear on which it measures 97.63 feet thereon.

Being the same property conveyed to Hodge Family Trust by Quitclaim Deed from Harold Reeves, Trustee, of record in Book 5834, Page 404, said Register's Office, dated December 31, 1981. See also prior deed of record in Book 4055, Page 896, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3222, Page 154, Register's Office for said County.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 3300, Pages 1 and 2, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3715 Plantation Dr., Hermitage, TN 37076
(House No.) (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 our hands this 26th day of February, 2018.

Hodge Family Trust

BY: James Leroy Hodge
James Leroy Hodge
Trustee

BY: Anita Carol Himber
Anita Carol Himber
Trustee

BY: Rachel Reeves Maddox
Rachel Reeves Maddox
Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James Leroy Hodge, Anita Carol Himber, Trustees of the Hodge Family Trust, and Rachel Reeves Maddox, Successor Trustee of the Hodge Family Trust with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her/their oaths, acknowledged himself/herself/themselves to be the Trustees and Successsor Trustee, of the Hodge Family Trust, and that he/she/they as such Trustees and Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 02/26/18.

My commission expires: 3/10/19

Notary Public

