Bill Garrett Davidson County
Batch# 91393 DEEDWARR
05/14/2018 10:03:17 AM 2 pgs
Fees: $13.00 Taxes: $882.45
20180514-0045723

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MAY, 2018.

Notary Public

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

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

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

File No.: 18-0369

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jeffrey Martin Thweatt and Claire Austelle Thweatt	F&M Bank	#16008001301
(NAME) 5216 Larkway Dr.	(NAME) 50 Franklin Street	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Eight Thousand Five Hundred And No/100 Dollars ($238,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES L. HODGE, SUCCESSOR TRUSTEE OF THE EVELYN M. HODGE REVOCABLE LIVING TRUST U/A/D 4/25/95 AND AMENDED 4/11/06,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JEFFREY MARTIN THWEATT AND CLAIRE AUSTELLE THWEATT, 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. 18 on the Plan of Kingswood Park, of record in Book 2900, Page 70, Register's Office for said County, as follows:

Said Lot No. 18 fronts 158 feet on the east side of Larkway Drive and runs back 146.9 feet on the north line and 281.4 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 180.7 feet.

Being the same property conveyed to Evelyn M. Hodge, Trustee U/A/D Apr 25, 1995 by Quitclaim Deed from Evelyn M. Hodge, Individually, of record in Book 9697, Page 610, said Register's Office, dated April 25, 1995. And being the same property conveyed to James E. Hodge and wife, Evelyn M. Hodge by deed from Phillip H. Prince and wife, Andrea O. Prince, of record in Book 4228, Page 571, said Register's Office, dated April 17, 1968. The said James E. Hodge died May 13, 1983, and title vested in Evelyn M. Hodge as surviving tenant by the entirety. The said Evelyn M. Hodge died March 9, 2016.

This conveyance is subject to Restrictive Covenants of record in Book 2963, Page 153 amended in Book 3030, Page 491 and Book 3177, Page 227, 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 2900, Page 70, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5216 Larkway Dr., Nashville, TN 37211
(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 11th day of May, 2018.

The Evelyn M. Hodge Revocable Living Trust u/a/d 4/25/95 and amended 4/11/06

BY: James L. Hodge Successor Trustee
James L. Hodge, 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 L. Hodge, Successor Trustee of the Evelyn M. Hodge Revocable Living Trust u/a/d 4/25/95 and amended 4/11/06, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Successor Trustee, of the Evelyn M. Hodge Revocable Living Trust u/a/d 4/25/95 and amended 4/11/06, and that he/she as such Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of James L. Hodge, as Successor Trustee.

Witness my hand and official seal this May 11, 2018.

My commission expires: 3/10/19

Notary Public

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