Karen Johnson Davidson County
Batch# 939966 DEEDWARR
11/10/2022 11:05:35 AM 2 pgs
Fees: $13.00 Taxes: $2,664.00
20221110-0120587

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$720,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2022.

Notary Public

My commission expires: 10/23/2023

JENNIFER WEST NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

(AFFIX SEAL)

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
Edward Fox **Mary Anne Fox**	**Edward Fox and Mary Anne Fox**	**Map 104-05-0 Parcel 043.00**
4119 Mulberry Place	**4119 Mulberry Place**	
Evansville, IN 47714	**Evansville, IN 47714**	

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,

Lucas King Fox Hodge and wife, Claire Marie Fox Hodge

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

Edward Fox and Mary Anne Fox, 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:

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 all of the same property conveyed to Lucas King Hodge by Deed dated November 16, 2017, from John O. Clayton, III, and Racheal C. Deen n/k/a Rachael Clayton, husband and wife, of record in Instrument No. 20171117-0118113, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Lucas King Fox Hodge and wife, Claire Marie Fox Hodge by Quitclaim Deed dated December 27, 2018, from Lucas King Hodge and John T. Cook, Trustee, of record in Instrument No. 20181231-0126005, Register's Office for Davidson County, Tennessee.

Lucas King Hodge being one and the same person as Lucas King Fox Hodge.

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 paid by the Grantor.

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 9 day of **November, 2022.**

Lucas King Fox Hodge

Lucas King Fox Hodge

Claire Marie Fox Hodge

Claire Marie Fox Hodge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lucas King Fox Hodge and Claire Marie Fox Hodge,** 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 9 day of **November, 2022.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/14/24