WARRANTY DEED

Return To:

Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 7-30-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/12/04 09:21 2pgs
Fees:13.00 Taxes:506.53

20040112-0004292

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

JOSHUA H. HOPKINS NOTARY PUBLIC AT LARGE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Smith	Homecomings Financial Network	Map 136-09
(NAME) 581 Rural Hill Road	(NAME) 2101 Rexford, Ste. 168W	Parcel 13.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Charlotte, NC 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Jan Edward Hoots and Wife, Teresa G. Hoots, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Charles A. Smith and Earl D. Covington,_____, 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. 7 on the Plan of Edge-O-Lake Estates, Section 19, as of record in Book 4595, Page 112, 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 Jan Edward Hoots and Wife, Teresa G. Hoots by deed from Macon J Dew, Jr and wife, Carolyn R Dew of record in Deed Book 7012, page 858, Register's Office for said County.

Restrictive Covenants of record in Book 4663, Page 493, Register's Office of said County

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 581 Rural Hill Road, Nashville, TN 37217

(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 hand(s) this 19th day of November, 2003.

Jan Edward Hoots

Jan Edward Hoots

Teresa G. Hoots

Teresa G. Hoots

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jan Edward Hoots and Wife, Teresa G. Hoots the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that the executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of November, 2003

My Commission Expires: 1-23-06

Notary Public



File Number23100574
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Mt. Juliet, Tennessee 37122