File No. 260300140

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/06 10:15 2 pgs
Fees:13.00 Taxes:510.60
20060410-0040905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Vickie J. Morrison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5TH DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 07/21/07

WILLIAM D. CASTLEMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vickie J. Morrison	New owner	026-15-0-009.00
(NAME)	(NAME)	
2204 Marsha Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James Elgin Hoover, Jr., and Wife, Elvedia Hoover**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vickie J. Morrison, and Husband, Melvin Morrison**, HEREINAFTER CALLED THE GRANTEE(S), 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. 59 on Section 1, Northhill Estates, a plat of which is of record in Book 3300, Page 18, Register's Office for said County.

Said Lot No. 59 fronts 162.72 feet on the westerly margin of Marsha Drive and runs back between lines 253.7 feet on the northerly line and 269.0 feet on the southerly line to a dead line in the rear, measuring 131.3 feet thereon.

Being the same property conveyed to James Elgin Hoover, Jr. and wife, Elvedia Hoover, by deed from Mildred Holley, unmarried, of record in Book 7650, page 676, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2204 Marsha Drive, Madison, TN 37115
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of April, 2006.

James Elgin Hoover, Jr.

Elvedia Hoover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JAMES ELGIN HOOVER, JR. and wife, ELVEDIA HOOVER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that THEY executed the within instrument for the purposes therein contained.

Witness my hand at Goodlettsville, Tennessee, this 5th day of April, 2006.

Commission expires: 07/21/07

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

File Number: 260300140

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072