WARRANTY DEED

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN
My Commission Expires MAY 24, 2008

Davidson County DEEDWARR
Recvd: 08/18/06 10:19 2 pgs
Fees:13.00 Taxes:388.50

20060818-0102024

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **15th** DAY OF **August, 2006**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Franklin	Countrywide	**95-04 154.00**
(NAME) **204 Graylynn Drive**	(NAME) 801 Crescent Centre Dr. Ste 510	
(ADDRESS) **Nashville,TN 37214**	(ADDRESS) Franklin TN 37067	
(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, **David C. Hooven and Anna P. Hooven, Trustees, U/AD June 3, 1999, or their successors in trust, under The David C. Hooven and Anna P. Hooven Trust and any amendments thereto,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Franklin,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TN, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 44 ON THE MAP OF EVA-MOR HEIGHTS, AS OF RECORD IN BOOK 1424, PAGE 149, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 44 FRONTS 65 FEET ON THE WESTERLY SIDE OF GRAYLYNN DRIVE AND RUNS BACK BETWEEN LINES 188.8 FEET ON THE NORTH LINE AND 189.75 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR, MEASURING 79.25 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM DAVID C. HOOVEN AND ANNA P. HOOVEN, HUSBAND AND WIFE TO DAVID C. HOOVEN AND ANNA P. HOOVEN, TRUSTEES, U/A/D JUNE 3, 1999, OR THEIR SUCCESSORS IN TRUST, UNDER THE DAVID C. HOOVEN AND ANNA P. HOOVEN TRUST AND ANY AMENDMENTS THERETO AS RECORDED ON THE 4TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050504-0049646 AND WARRANTY DEED FROM MARK A. CALVETTI TO DAVID C. HOOVEN AND ANNA P. HOOVEN, HUSBAND AND WIFE AS RECORDED ON THE 4TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050504-0049646, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **204 Graylynn Drive, Nashville, TN 37214**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **August, 2006.**

DAVID C. HOOVEN, TRUSTEE

ANNA P. HOOVEN, TRUSTEE
BY: DAVID C. HOOVEN, Atty-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named David C. Hooven, whom I am personally acquainted and who upon his/her/their oath acknowledged himself to be Trustee of the David C. Hooven and Anna P. Hooven Trust and that he/she/they executed the foregoing instrument for the purpose therein contained by signing as Trustee.

WITNESS my hand and official seal at Brentwood, Tennessee, this 15th day of August, 2006.

NOTARY

MY COMMISSION EXPIRES:

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 15th day of August, 2006, before me personally appeared David C. Hooven, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Anna P. Hooven, Trustee of the David C. Hooven and Anna P. Hooven Trust, and who acknowledged that he executed the same as the free act and deed of the said Anna P. Hooven, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, page _____, said Register's Office..

WITNESS my hand and official seal this 15th day of August, 2006.

NOTARY

My Commission Expires: _____

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/03/2007