WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/25/07 13:10 2 pgs
Fees:13.00 Taxes:652.01

20070525-0062684

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $476,220.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF **May, 2007**

Notary Public

MY COMMISSION EXPIRES: 3/7/2011
(AFFIX SEAL)

Kristen Bowles
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN

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
John N. Cutrell	SAME	**087-01-0-027.00**
(NAME) **4540 Raccoon Trail**	(NAME)	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS)	
(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, **Jeffrey A. Hooven and wife, Lori H. Hooven,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John N. Cutrell**, 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:

Land in Davidson County, Tennessee, being lot 114, PHASE II, NEW HOPE MEADOWS, as shown on plat of record in Plat Book 6900, Page 724, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey A. Hooven and wife, Lori H. Hooven by Warranty Deed from Arnold Ventura, recorded on the 18th day of October, 2001 in Instrument No. 20011018-0113879, 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 **4540 Raccoon Trail, Hermitage, TN 37076**
(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 **17th** day of **May, 2007**.

Jeffrey A. Hooven

Lori H. Hooven

By: Jeffrey A. Hooven, Atty-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Jeffrey A. Hooven, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Lori H. Hooven, and who acknowledged that he executed the same as the free act and deed of the said Lori H. 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 at Brentwood, Tennessee, this 17th day of May, 2007.

Kristen Bowles
NOTARY

My Commission Expires: 3/7/2011

Kristen Bowles STATE OF TENNESSEE NOTARY PUBLIC Davidson County, TN

* 20070525 - 0062683

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Jeffrey A. Hooven** , whom I am personally acquainted and who upon his/her/their oath acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Brentwood , Tennessee, this **5/17/07** .

Kristen Bowles
NOTARY

MY COMMISSION EXPIRES: 3/7/2011

Kristen Bowles STATE OF TENNESSEE NOTARY PUBLIC Davidson County, TN