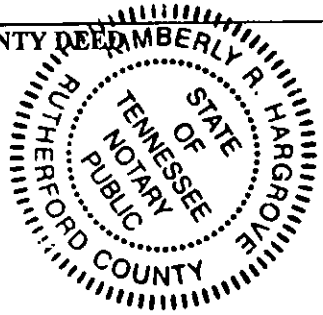
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of September, 2010

Notary Public

MY COMMISSION EXPIRES: 6-9-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Steven Black and Denise M. Black	SunTrust Mortgage Corp	090-08-0-197.00
(NAME)	(NAME)	
603 Annex Avenue	213 Overlook Cir #A-4	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Angela Hoover**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason Steven Black and Denise M. Black**, 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. 3 on the plan of the Re-Subdivision Part of Lot No. 58, West Nashville Annex of record in Book 3842, Page 263, which voided, vacated and superceded the recording of the plat of record in Book 332, Page 11, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from David Whitis (also known as David W. Whitis), unmarried to Angela Hoover, unmarried as recorded on the 31st day of July, 2008 in Instrument No. 20080731-0078382 and Warranty Deed from Gary Duke to David W. Whitis, a single person as recorded on the 14th day of March, 2007 in Instrument No. 20070314-0030920, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 603 Annex Avenue, 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, 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, has 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.

BILL GARRETT, Davidson County
Trans:T20100059655 DEEDWARR
Recvd: 09/22/10 11:14 2 pgs
Fees:13.00 Taxes:407.00
20100922-0075364

Witness our hands this 20th day of September, 2010

Angela Hoover

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, **Angela Hoover**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of September, 2010

Notary Public

My commission expires: 12-10-2012

LAURIE M. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY