BILL GARRETT, Davidson County
Trans:T20110043275 DEEDWARR
Recvd: 07/18/11 15:37 3 pgs
Fees:18.00 Taxes:1794.50
20110718-0054928

BOX 30-3
PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027
RETURN TO:

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
672444 GAETO
Joe Krocak

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Ephriam Herbert Hoover, III	(NAME) Same	131090B00100CO
(STREET ADDRESS OR ROUTE NUMBER) 110 Deerfield Lane	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Franklin, TN 37069	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, John A. Gaeto, III, a single man have this day bargained and sold, and do hereby transfer and convey unto the said Ephriam Herbert Hoover, III the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF ~~Davidson~~ Williamson
The actual consideration or value whichever is greater for this transfer is $ 485,000.00
Affiant _____
Subscribed and sworn to before me this the 14th day of ~~May~~ July 2011
Notary Public _____
My commission expires: 6-23-15
(Affix Seal)

LATRICIA L RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CAROLINE PACE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY, TENNESSEE

This is unimproved (known as 101 Sheffield Court, Nashville, TN 37215
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 20 day of May, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John A. Gaeto, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Patricia Randolph, a Notary Public in and for said County and State, John A. Gaeto, III, the within named bargainor unmarried (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20 day of May, 2014.

Notary Public
My Commission Expires: May 20, 2017

(This area for official notarial seal)

PATRICIA L RANDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, , the within named bargainor _____ (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

(This area for official notarial seal)

Notary Public
My Commission Expires:

Exhibit "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Sheffield Condominium, a condominium development, of record in Plat Book 5200, page 474, Register's Office for Davidson County, Tennessee. Being the same property conveyed to John A. Gaeto, III by deed from Jerry M. Wilkes and wife, Linda G. Wilkes of record in Instrument No. 20100324-0021880, Register's Office for Davidson County, Tennessee, dated March 22, 2010.