WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE TENNESSEE DAVIDSON COUNTY, TENN.

R-DI-12-1010

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $632,078.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF February, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven VanHook	Steven VanHook	
1010 Kirkwood Avenue	(NAME) 1010 Kirkwood Avenue	
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, TN 37204	118-1-439.00
(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 DREAMINC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ~~STEVEN VANHOOK AND DEANNA VANHOOK~~ Steven VanHook and wife, DeAnna VanHook, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, BEING THE WESTERLY 65 FEET FRONT AND 66 FEET REAR OF LOT NO. 103 AS SHOWN ON THE REVISED PLAN OF DR. D.T. NOEL'S "IDLEWILD" SUBDIVISION, OF RECORD IN BOOK 547, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED PARTIALLY FROM A SURVEY BY E. DAVIS, SURVEYOR, DATED OCTOBER 21, 1967, AS FOLLOWS:

SAID PART OF SAID LOT FRONTS 65 FEET ON THE NORTHERLY SIDE OF KIRKWOOD AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES 190 FEET, MORE OR LESS, ON THE WESTERLY LINE OF SAID LOT AND 222.5 FEET ON THE EASTERLY LINE TO A 15 FOOT ALLEY IN THE REAR, MEASURING 66 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DREAMINC. BY WARRANTY DEED FROM MILDRED B. WRAY, TRUSTEE OF THE MILDRED B. WRAY TRUST, CREATED MARCH 27, 2002 AND AMENDED AND RESTATED MAY 25, 2010 AND DEBORAH COLLIER AND TERRY COLLIER II, RECORDED ON THE 29TH DAY OF AUGUST, 2011 IN INSTRUMENT NO. 20110829-0066463, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 547, PAGE 55; INST. NO. 20050119-0006640; INST. NO. 20110829-0066459; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1010 Kirkwood Avenue, Nashville, Tennessee 37204

(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 10th day of February, 2012.

DreamInc.

BY: _____
Joseph Kovalick, II, President

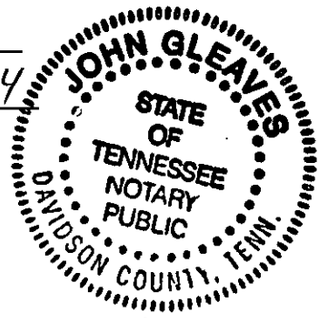
BILL GARRETT, Davidson County
Trans:T20120011766 DEEDWARR
Recvd: 02/16/12 14:27 2 pgs
Fees:13.00 Taxes:2338.69

20120216-0013814

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared Joseph Kovalick, II, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of DreamInc.,the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.
Witness my hand and official seal, this the 10 day of February, 2012.

Notary Public
My Commission Expires: 5-2014
(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903