THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120033866 DEEDWARR
Recvd: 05/08/12 12:37 2 pgs
Fees:13.00 Taxes:592.37
20120508-0039770

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Andrew J. Hoover and Phoebe K. Hoover 927 Percy Warner Blvd. Nashville, TN 37205	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	129-15-13

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **LINDA V. KELLY**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **ANDREW J. HOOVER, and wife, PHOEBE K. HOOVER**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 243 on the Plan of Warner Park Valley, Section 1, as of record in Book 3600, page 12, 13 and 14, Register's Office for said County, described as follows:

Beginning in the west margin of Percy Warner Boulevard, at the corner of Lot Nos. 242 and 243; thence south with said Boulevard, 100 feet to a monument; thence around a curve in a southwesterly direction 39.3 feet to a monument in the north margin of Park Lane; thence west with said Lane, along a slight curve, 82 feet to a monument at the corner of Lot Nos. 243 and 244; thence along the line between said lots and also the line of Lot No. 245, north 142.66 feet to the rear corner of Lots 242 and 243; thence east along the line of said Lots, 146.48 feet to the beginning.

Being the same property conveyed to Linda V. Kelly, unmarried, by deed from Thomas M. Harrison, Jr. and wife, Kerry H. Harrison, of record in Book 7430, page 886, Register's Office for Davidson County, Tennessee, dated 12/18/1987, and filed 12/21/1987.

This is improved property known as **927 Percy Warner Blvd., Nashville, Tennessee 37205** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this 4 day of **May, 2012**:

Linda V. Kelly

Linda V. Kelly

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **LINDA V. KELLY, UNMARRIED**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 4th day of May, 2012:

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 7-22-14

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $160,100.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 4th DAY OF May, 2012:

Notary Public

My Commission Expires: 7-22-14

