THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 12071318** WILLIAM MAN. IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is geater, for this transfer is: $375,000.00. Affiant Subscribed and sworn to before me, this20th day of August, 2012. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20120062850 DEEDWARR
Recvd: 08/22/12 13:42 2 pgs
Fees:13.00 Taxes:1387.50
20120822-0075564

WARRANTY DEED

Address New Owner: Robert Craige Hoover and Ceri Hoover 943 Battlefield Drive Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11809013600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Seldon H. Cunningham Jr. and wife, Angelyn F. Cunningham** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Craige Hoover and wife, Ceri Hoover** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 75 feet of Lot No. 1 of Block "G" on the Map of Battlefield Estates, Section No. 2, as of record in Book 843, Page 108, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 75 feet on the South side of Battlefield Drive and runs back between lines 210.7 feet on the East line and 200.7 feet on the West line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed by Warranty Deed from James K. Stockard, single to Seldon H. Cunningham, Jr. and wife, Angelyn F. Cunningham as recorded on the 1st day of July, 1976 in Deed Book 5041, Page 429 and Quitclaim Deed from Evelyn S. Foster, Unmarried to Seldon H. Cunningham, Jr. and wife, Angelyn F. Cunningham as recorded on the 20th day of November, 1998 in Deed Book 11214, Page 528, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BATTLEFIELD ESTATES, SECTION NO. 2, as recorded in Plat Book 843, Page(s) 108.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 943 Battlefield Drive Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of August, 2012.

Seldon H. Cunningham Jr.

Angelyn F. Cunningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Seldon H. Cunningham Jr. and Angelyn F. Cunningham, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of August, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014