BILL GARRETT, Davidson County
Trans:T20130032710 DEEDWARR
Recvd: 04/22/13 10:30 2 pgs
Fees:13.00 Taxes:111.00
20130422-0039653

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW121511

Send Tax Bills To:
Michael S. Hoover
2718 Morton Lane
Smyrna, TN 37167
New Owner is:
Michael S. Hoover
2718 Morton Lane
Smyrna, TN 37167

MAP: 107-13-0

PARCEL: 048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Myra H. Burns-Canfield, Trustee U/A/D June 11, 1998 of the Burns-Canfield Revocable Living Trust Agreement, by Valerie Jo Stocum, Successor Trustee** , hereinafter referred to as Grantor. Myra H. Burns-Canfield has become incompetent to serve as Trustee as certified by letters from her physicians, namely Dr. Stacie J. Boyer, and Dr. Lori P. Lord, who are engaged in the practice of medicine in the State of South Carolina, where Trustee resides, said letters being required by the express terms of the trust and which names Valerie Jo Stocum as Successor Trustee. Valerie Jo Stocum, Successor Trustee, acting in her capacity under the terms of the Trust Agreement, has bargained and sold, and by these presents does transfer and convey unto the said **Michael S. Hoover**, hereinafter referred to as Grantee, his heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **1202 Coarsey Drive, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 320 on the Map of Miro Meadows, Second Addition, as of record in Book 1424, Page 112, Register's Office for Davidson County, Tennessee.

SAID Lot No. 320 fronts 92 feet on the west side of Coarsey Drive, runs back between lines 164 feet on north line and 163.9 feet on the south line to a dead line in the rear on which it measures 92 feet.

BEING the same property conveyed to Myra H. Burns-Canfield, Trustee U/A/D June 11, 1998 of the Burns-Canfield Revocable Living Trust Agreement, by Quitclaim Deed from Myra H. Burns, Individually, dated 6/11/98 and recorded 8/20/98 in Book 11074, Page 857; and the same property previously conveyed to Myra H. Burns by Warranty Deed from Joseph R. Harrell, Sr. and wife, Sarah D. Harrell, reserving unto themselves a life estate, dated 6/30/72 and recorded 8/11/72 in Book 4627, Page 244, Register's Office for Davidson County, Tennessee. The said Jospeh R. Harrell Sr., having since died on or about March 26, 1973. The said Sarah D. Harrell having since died on or about May 5, 1973.

VSS, POA
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17th day of April, 2013.

GRANTOR(S):

Valerie Jo Stocum, POA

VALERIE ~~JO~~ STOCUM, SUCCESSOR TRUSTEE

ACKNOWLEDGEMENT

STATE OF SC
COUNTY OF Lexington

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared, **Valerie Jo. Stocum,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the Successor Trustee of the **Burns-Canfield Revocable Living Trust Agreement dated June 11, 1998** and that she as such Successor Trustee, being authorized to do so, executed the foregoing instrument for purposes therein contained.

Witness my hand and seal on this the 17th day of April, 2013.

Cynthia D. Grooms

NOTARY PUBLIC
My Commission Expires: 10/23/17

CYNTHIA D. GROOMS NOTARY PUBLIC SOUTH CAROLINA

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$30,000.00**.

AFFIANT

SWORN TO and subscribed before me this 18th day of April, 2013.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires: