WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/13 08:07 3 pgs
Fees:18.00 Taxes:370.00
20131106-0114911

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Affiant

Subscribed and sworn to before me this 30th day of October, 2013

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Mike Rutledge	New Owner	14813019600
1678 Sunset Road		
Brentwood, TN 37027	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William P. Hoover, Edwin K. Hoover, Jr. and Karin N. Lentz**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mike Rutledge**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Locustwood, Section 3, of record in Book 2663, page 29, Register's Office for said County.

Said Lot No. 94 fronts 112.42 feet on the southeasterly side of Packard Drive and extends back 282.6 feet on the northeasterly line and 276.2 feet on the southwesterly line to a dead line measuring 60.3 feet thereon.

Said subdivision plat having since been revised in Book 5190, page 267, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Edwin K. Hoover and wife, Maggie Stearnes Hoover by Warranty Deed from Continental Development Corporation dated 12/19/58 of record in Book 2859, page 249, Register's Office for Davidson County, Tennessee. Said Edwin K. Hoover having since died leaving Maggie Stearnes as the surviving tenant. Said Maggie Stearnes having since conveyed her interest, except for a life estate, to William P. Hoover, Edwin K. Hoover, Jr. and Ronald D. Hoover by Quitclaim Deed dated 10/23/07. Said Maggie Stearnes having since died. Said Ronald D. Hoover having since died and leaving his real property to Karin N. Lentz by Last Will and Testament of record in Instrument Number 20130613-0060210, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Book 2663, page 29 and revision in Book 5190, page 267, Register's Office Davidson County, Tennessee.
- Easements recorded in Book 6280, page 85 and Book 6280, page 109, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4940 Packard Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 30, 2013.

William P. Hoover
William P. Hoover

Edwin K. Hoover Jr.
Edwin K. Hoover Jr.

Karin N. Lentz
Karin N. Lentz, Heir

Karin N. Lentz
Karin N. Lentz, Executor of the Ronald Dale Hoover estate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William P. Hoover, Edwin K. Hoover, Jr. and Karin N. Lentz** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 30, 2013

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of October, 2013 before me, appeared Karin N. Lentz, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Executor of the Ronald Dale Hoover estate and said Karin N. Lentz, acknowledged said instrument to be her free act and deed of said Ronald Dale Hoover estate.

WITNESS my hand and seal at office the day and year above written.

My Commission Expires: 1-6-2015

NOTARY PUBLIC

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE