# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140016852 DEEDWARR
Recvd: 03/12/14 14:42 2 pgs
Fees:13.00 Taxes:444.00
20140312-0020838

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Jason McCrary
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH 2014.

Notary Public

MY COMMISSION EXPIRES: 4/5/15
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NUMBERS |
|---|---|---|
| Ellen Dickson | Ellen Dickson | 04108000400 |
| (NAME) | (NAME) | |
| 1220 Old Hickoy Boulevard | 1220 Old Hickory Boulevard | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Nashville, TN 37207 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, James H. Hoover and wife, Catherine U. Hoover, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ellen Dickson, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the plan of the Division of K. J. Morris' Lands, as of record in Book 57, Page 49, Register's Office for said County, being Lot No. 31 on the Plan of Hickory Acres Subdivision, Section No. 1, not of record, described according to a survey made by George W. Watkins, Surveyor, July 15, 1952, as follows: Beginning on the northeasterly margin of Old Hickory Boulevard at the corner of Lots Nos. 31 and 32 at a point south 41 deg. 12 min. east 255 ft. from the southwest corner of the property conveyed to Glenn E. Horner and wife, by deed from G. Gilbert Lowe, as of record in Book 2440, Page 395, said Register's Office; thence with the line between said two lots northeastwardly 260.5 ft. to the corner of Lots Nos. 28, 29, 31 and 32; thence with the line between Lots Nos. 29 and 31, Southwardly 195 ft. to the corner of Lots 29, 30 and 31; thence with lines between lots Nos. 30 and 31, southwardly 212 ft. to the northeasterly margin of Old Hickory Boulevard, thence with same, north 41 deg. 12 ft. west 200ft. to the beginning.

Being the same property conveyed to James H. Hoover and wife, Catherine U. Hoover, by deed of record in Instrument Number 20020703-0080060, Register's Office for Davidson County, Tennessee.

Subject to Easement of record in Book 6209, Page 434, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1220 Old Hickory Boulevard, Nashville, TN 37207

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 7th day of March, 2014.

James H. Hoover

Catherine U. Hoover

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 James H. Hoover and Catherine U. Hoover, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 7th day of March 2014.

Commission expires: 7-30-17




Notary Public