BILL GARRETT, Davidson County
Trans:T20140079283 DEEDWARR
Recvd: 10/21/14 14:30 2 pgs
Fees:13.00 Taxes:388.50
20141021-0097074

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14455

Send Tax Bills To:
Regions Bank
2090 Parkway Circle
Birmingham, AL 35244

New Owner is:
Logan Keith Chase
1202 Coarsey Drive
Nashville, TN 37217

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, **Michael S. Hoover, married**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Logan Keith Chase, unmarried man,** hereinafter referred to as Grantee, its 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 Michael S. Hoover by Warranty Deed from 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, dated 4/17/13 and recorded 4/22/13 in Instrument Number 20130422-0039653; and the same property previously 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 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 Joseph R. Harrell, Sr. having since died on or about 3/26/73 and the said Sarah D. Harrell having since died on or about 5/5/73.

This property has never been the marital residence of Grantor(s) and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

MSH
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 October, 2014 .

GRANTOR(S):

MICHAEL S. HOOVER

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Michael S. Hoover**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of October, 2014.

MARGARET A. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$105,000.00**.

AFFIANT

SWORN TO and subscribed before me this 17th day of October, 2014.

JESSICA LASCALA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

NOTARY PUBLIC
My commission expires:_____