File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150004727 DEEDWARR
Recvd: 01/20/15 14:20 2 pgs
Fees:13.00 Taxes:1054.50
20150120-0005562

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Seong N. Hoover	Bank of America	075-00-0-051-00
(NAME)	(NAME)	
5323 Weber Road	4909 Savarese Circle	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Tampa, FL 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Helen J Eller, an individual**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Seong N. Hoover and Donald L. Hoover, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land lying in Davidson County, Tennessee, described according to a survey made by J. R. Wauford and Company dated January 18, 1965, as follows:

Beginning at a point on the northwesterly margin of Weber Road at the southeast corner of the property conveyed to Fred White et ux by deed from F. A. Harwell et ux, of record in Book 2706, Page 563, Register's Office for said County; thence with said White's southern boundary line north 65 deg 30' west 820 feet to an iron pin; thence south 6 deg. 10' west 325 feet to an iron pin; thence south 76 deg 24' east 732 feet to the north-westerly margin of Weber Road; thence with the same north 24 deg 30' 170 feet to the beginning, containing 4.33 acres, more or less.

Being the same property conveyed to Dan B. Eller and wife, Helen J. Eller by Warranty Deed dated from Billy Rhea Flynn and wife, Katherine Nash Flynn of record in Book 4571, Page 934, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Helen J. Eller by Quit Claim Deed dated 03/25/2008 from Dan B. Eller of record in Instrument 200808130083494, Register's Office for Davidson County, Tennessee.

Subject to Easement and Rights for Water System of record in Book 834, Page 135; Easement for Erection, Maintenance and Operation of Power Lines Easement of record in Book 662, Page 737, Easement to Use Driveway Easement of record in Book 2745, Page 61; Abandonment of Easement and Creation of New Easement of record in Book 2745, Page 79; all matters set out in document including but not limited to restrictions of record in Book 4004, Page 345; all matters shown on the survey dated January 18, 1965 by J. R. Wauford and Company, TN and Right-of-Way for Weber Road, as much as therein may lie.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5323 Weber Road, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 15th day of January, 2015.

Helen J Eller, by Cheryl Lynn Eller attorney in Fact
Helen J Eller by Cheryl Lynn Eller, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Cheryl Lynn Eller, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Helen J Eller, acting as that person's agent and attorney in fact, pursuant to a Power of Attorney recorded of record in Instrument Number 20131127-0121923, Register's Office for Davidson County, Tennessee, and the said Cheryl Lynn Eller acknowledged that she executed the foregoing instrument as agent and attorney in fact for Helen J Eller for the purposes therein contained.

WITNESS my hand and seal, this 15th day of January, 2015.

Tracey Trumphour
Notary Public,

My Commission Expires:
8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY