BILL GARRETT, Davidson County
Trans:T20150008779 DEEDWARR
Recvd: 02/04/15 10:20 2 pgs
Fees:13.00 Taxes:314.50
20150204-0010435

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of February, 2015.

Notary Public

My commission expires: 1/26/16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
THE HOOVER GROUP, INC.	New Owner	**05201022800**
733 WALNUT ST	1307 Greenwood Ave	
MADISON, TN 37115	Nashville TN 37206	

FOR AND IN 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 ACKNOWLEDGE, WE,

CANDACE WEBER, SINGLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

THE HOOVER GROUP, INC.

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW, TO-WIT:

Being the northerly 125 feet of southerly 250 feet of the westerly 100 feet of Lot No 18 on the Plan of Madison Park Subdivision, of record In Plat Book 421, page 184. Register's Office for Davidson County, Tennessee. Beginning on the easterly margin of Walnut Avenue as located on the plan or resubdivision of Power and Roth's Subdivision as of record in Books 843, page 75; at a stake 350 feet south of the centerline of Neely's Bond Road; thence with said Avenue, South 1 degrees 15 West 125 feet to a stake; thence south 88 degrees 45 east 100 feet to a stalk; thence north 1 degree 15 east 125 feet to a stake; thence north 88 degree 45 west 100 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO CANDACE WEBER, BY WARRANTY DEED FROM INFINITY PROPERTIES, LLC, DATED 02/03/2006 AND RECORDED ON 02/10/2006 IN INSTRUMENT NUMBER 20060210-0016543, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 733 WALNUT ST, MADISON, TN 37115.

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 in 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 my/our hand(s) this 3rd day of February, 2015.

Candace D. Weber
CANDACE WEBER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, CANDACE WEBER, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of February, 2015.

Notary Public

My Commission Expires: 1/26/16

