WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M151128

BILL GARRETT, Davidson County
Trans:T20150018921 DEEDWARR
Recvd: 03/16/15 14:11 2 pgs
Fees:13.00 Taxes:610.50
20150316-0022389

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
15-0125HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

PIPER L. GARDNER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of March, 2015.

Notary Public
Commission Expires: 11-26-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Katy McCaulla 224 Solness Avenue Nashville, TN 37218	Regions DBA Regions Mtg 2050 Parkway office circle MC: AL BH 40028 Birmingham, AL 35244	049-09-0A-018.00 CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Daniel Hoose and Lindsay A. Hoose, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katy McCaulla, unmarried woman

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 Lot No. 18 on the plan of Creekside Subdivision, as shown on plat of record in Instrument No. 20040122-0008741, and as corrected in Instrument No. 20041109-0135030, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Daniel Hoose and Lindsay A. Hoose, husband and wife, as tenants by the entirety, by Quitclaim Deed from Daniel Hoose and Lindsay A. Hoose f/k/a Lindsay A. Dunbar, husband and wife, dated 3/2/12 and recorded 3/9/12 in Instrument No. 20120309-0020624; and being the same property previously conveyed to Daniel Hoose and Lindsay A. Dunbar, by Warranty Deed from Jared P. West, unmarried, dated 5/30/07 and recorded 6/13/07 in Instrument No. 200706013-0070995, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 224 Solness Avenue, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of March, 2015.

Daniel Hoose

Lindsay A. Hoose

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel Hoose and Lindsay A. Hoose** 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 and official seal at Hendersonville, Tennessee this 12th day of March, 2015.

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

