WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150034167 DEEDWARR
Recvd: 05/05/15 08:19 2 pgs
Fees:13.00 Taxes:5180.00
20150505-0040500

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-18-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4501 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas S. Hoover, Jr. and Casey Hoover	New Owner	
(NAME) 816 N. Curtiswood Lane	(NAME)	132-6 30
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(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, **JOHN F. FLOYD, SR. AND WIFE, CAROLINE M. FLOYD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS S. HOOVER, JR. AND CASEY HOOVER, HUSBAND AND WIFE,** 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 the 7th formerly 11th, Civil District of Davidson County, Tennessee, being Lot No. 15 and the Northwesterly part of Lot No. 16 on the Map of Glen Leven Property of John Thompson, as of record in Plan Book 2, Page 161, Chancery Court of Nashville for said County, and described according to a plat made in February 1928 by W.B. Southgate, Surveyor as follows:

Beginning in the center of the Glen Leven Road at the corner of Lots Nos. 15 and 16; running thence in a Northwesterly direction with the center of said road 300 feet to the corner of Lots Nos. 14 and 15 on said plan; thence with the line between said two lots North 51-1/2 deg. East 428 feet to the corner of Lots Nos. 14 and 15 in the Westerly line of Lot No. 19; thence with the line between Lots 15, 16 and 19 and 20, South 36-3/4 deg. East 275 feet to a point 75 feet Southeast of the corner of Lots 15, 16, 19 and 20; thence with a straight line in a Southwesterly direction 345 feet, more or less, to the beginning.

Being the same property conveyed to John F. Floyd, Sr. and wife, Caroline M. Floyd by Warranty Deed from Robert H. Steltjes and wife, Geraldine Steltjes, recorded on the 28th day of September, 1998 in Deed Book 11128, Page 603, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 2, Page(s) 161, said Register's Office.

This is improved X property, known as 816 N. Curtiswood Lane, Nashville, TN 37204 (unimproved)
(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 my hand this 30th day of April, 2015.

John F. Floyd, Sr. by Caroline M. Floyd, Attorney in fact

JOHN F. FLOYD, SR.,BY: CAROLINE M. FLOYD, ATTORNEY IN FACT

Caroline M. Floyd

CAROLINE M. FLOYD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caroline M. Floyd, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of April, 2015, before me personally appeared Caroline M. Floyd, to me known to be the person who executed the foregoing instrument on behalf of John F. Floyd, Sr. and acknowledged that he executed the same as the free act and deed of John F. Floyd, Sr..

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015