Davidson County DEEDWARR
Recvd: 08/14/15 16:49 3 pgs
Fees:18.00 Taxes:1517.00
20150814-0081966

PREPARED BY (AND RETURN TO):
Wilkins & Ivey, Attys.

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DKM) Title No.: 57705
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeremy Burson Amy Burson 5005 Hammersmith Court Nashville, TN 37211	Fifth Third Mortgage Co. 5001 Kingsley Dr., MD: 1MOCBQ Cincinnati, OH 45227

TAX MAP PARCEL NUMBERS: 172140B04700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$410,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeffrey A. Hooven and Lori H. Hooven, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Jeremy Burson and Amy Burson, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Plan of Winfield Park, Phase 1 Section 1, of record in Book 9700, pages 765-768, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey A. Hooven and Lori H. Hooven, husband and wife, by Warranty Deed from Gregory Luken and Mary Kelly Luken, husband and wife, dated May 18, 2007, recorded on June 15, 2007, of record in Instrument No. 20070615-0071609, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2015, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 172140B04700CO. The Plan of record in Book 9700, pages 765-768, said Register's Office, to which plan reference is hereby made for a more complete description. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 11113, page 691, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 5005 Hammersmith Court, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of August, 2015.

Jeffrey A. Hooven **Lori H. Hooven**

State of Tennessee

County of Davidson

On this 14th day of August, 2015, before me the undersigned authority, personally appeared Jeffrey A. Hooven and Lori H. Hooven, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $410,000.00.

Affiant

Sworn and subscribed before me this 14th day of August, 2015.

Notary

My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

