PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57725
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jeffrey A. Hooven Lori H. Hooven 5821 Chaseview Road Nashville, TN 37221	Wells Fargo Bank N.A. 2701 Wells Fargo Way Minneapolis, MN 554080002

TAX MAP PARCEL NUMBERS: 15613002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$469,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bonnie Sue Young, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jeffrey A. Hooven and Lori H. Hooven, 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 and Williamson Counties, Tennessee, being Lot No. 25 on the Plan of Chase Creek, Revision Three, of record in Instrument No. 20050725-0086191, Register's Office for Davidson County, Tennessee and of record in Plat Book 44, pages 12, 13 and 14, Register's Office for Williamson County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Bonnie Sue Young, unmarried, by Warranty Deed from Patrick L. Malone and wife, Lisa A. Malone, dated April 29, 2003 and recorded on may 2, 2003 of record in Instrument No. 20030520-0068687, Register's Office for Davidson County, Tennessee and of record in Book 2854, Page 551, Register's Office for Williamson County, Tennessee.

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

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan of record in Instrument No. 20050725-0086191, Register's Office for Davidson County, Tennessee and of record in Plat Book 44, pages 12, 13 and 14, Register's Office for Williamson County, Tennessee, shows an owner's certificate, minimum building setback lines and easement to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 10659, Page 914, Register's Office for Davidson County, Tennessee and of record in Book 1583, Page 30, Register's Office for Williamson County, Tennessee, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 5821 Chaseview Road, Nashville, TN 37221

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.

BILL GARRETT, Davidson County
Trans:T20150069072 DEEDWARR
Recvd: 08/17/15 14:28 2 pgs
Fees:13.00 Taxes:1738.63
20150817-0082544

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.

Bonnie Sue Young

State of Tennessee

County of Davidson

On this 14th day of August, 2015, before me the undersigned authority, personally appeared Bonnie Sue Young, 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.

CHRISTY W. IVEY 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: $469,900.00.

Affiant

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

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: