BILL GARRETT, Davidson County
Trans:T20150074366 DEEDWARR
Recvd: 09/01/15 13:20 3 pgs
Fees:18.00 Taxes:591.63
20150901-0088731

Warranty Deed

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $159,900.00 Affiant Subscribed and sworn to before me, this the 27th day of August, 2015. Notary Public My commission expires: 2/24/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Casey Bergh Colter Bergh	New Owner	
733 Walnut Street		052-01-0-228.00
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE HOOVER GROUP, INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY L. BERGH AND R. COLTER BERGH, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Northerly 125 feet of Southerly 250 feet of the Westerly 100 feet of Lot No. 18 on the Plan of Plan of Madison Park Subdivision, of record in Plat Book 421, Page 184, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Easterly Margin of Walnut Avenue as located on the plan or resubdivision of Power and Roth's Subdivision as of recorded in Book 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 of record in Instrument No. 20060210-0016543 Register's Office for Davidson County, Tennessee, dated February 03, 2006 and recorded on February 10, 2006.

Being the same property conveyed to Candace Weber, single by Quitclaim deed from Jeffery S. Weber of record in Instrument No. 20150204-0010434 Register's Office for Davidson County, Tennessee, dated February 03, 2015 and recorded on February 04, 2015.

Being the same property conveyed to The Hoover Group, Inc., by Warranty deed from Candace Weber, single of record in Instrument No. 20150204-0010435 Register's

Office for Davidson County, Tennessee, dated February 03, 2015 and recorded on February 04, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 733 Walnut Street, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of August, 2015.

The Hoover Group, Inc.

By: _____
Name: Michael Hoover
Title: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael Hoover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of The Hoover Group, Inc., a Tennessee Corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

_____
Notary Public

My Commission Expires:

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of August, 2015.

The Hoover Group, Inc.

By: _____
Name: Dennis Hoover
Title: Secretary

STATE OF NE
COUNTY OF SARPY

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dennis Hoover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of The Hoover Group, Inc., a Tennessee Corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2015.

_____
Notary Public

My Commission Expires:

GENERAL NOTARY - State of Nebraska
MATTHEW CARRICO
My Comm. Exp. July 8, 2019