AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160027967 DEEDWARR
Recvd: 04/06/16 12:39 2 pgs
Fees:13.00 Taxes:1320.90

20160406-0032999

R-VRES-16-5913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

SHANNON PHILLIPS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TEXAS
My Commission Expires: May 6, 2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin W. Hoekstra and Brooke M. Hoekstra	Regions Mortgage	
(NAME)	(NAME)	
5913 Hitching Post Lane	PO Box 2153	**172-14-0A-003.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35287	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN A. MCPHERSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN W. HOEKSTRA, HUSBAND, AND BROOKE M. HOEKSTRA, HIS WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 98 on the Plan of Section One, Wexford Downs, of record in Plat Book 9700, Page (s) 308 and 309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John A McPherson, unmarried by Warranty deed from Beazer Homes Corporation d/b/a Phillips Builders of record in Book 10564, page 32, Register's Office for Davidson County, Tennessee, dated July 31, 1997 and recorded on August 11, 1997.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 9700, Page (s) 308 and 309, Register's Office for Davidson County, Tennessee.
- P.U.D. Boundary Plat of record in Book 9700, Page 221, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10292, Page 51; Book 10792, Page 822; and Instrument No. 20000810-0079498, Register's Office for Davidson County, Tennessee.
- Easement granted to Bellsouth Telecommunications of record in Book 10529, Page 560 and Instrument No. 20020807-0095117, in the Register's Office for Davidson County, Tennessee.
- Charter of Wexford Downs Homeowner's Association, Inc. of record in Book 10500, Page 444, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed conveying common area to Wexford Downs Homeowner's Association, Inc. of record in Book 10937, Page 789 and Book 10937, page 791, in the Register's Office for Davidson County, Tennessee.
- Easement granted to Nashville Gas Company of record in Book 10359, Page 615, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 10357, Page 925, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 11201, Page 766, Book 11444, page 149 and Book 11444, page 177, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5913 Hitching Post Lane, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 25th DAY OF MARCH, 2016.

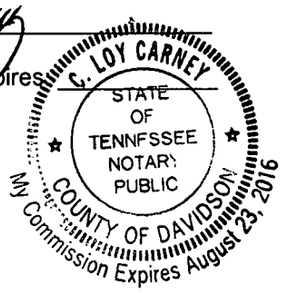
John A. McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 25th of March, 2016.

Notary Public
My Commission Expires
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212