This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 06/20/16 11:20 4 pgs
Fees:23.00 Taxes:1019.84
20160620-0062396

WARRANTY DEED

THIS INDENTURE made and entered into this 10th day of June, 2016, by and between Mark W Conover and Deborah M Conover, husband and wife, party of the first part, and Yolandria Holt and Gerald Odel Hall, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee being Lot No. 187, October Woods, a Residential Planned Unit Development, of record as Instrument No. 20040114-0005885 (erroneously referred to as Instrument NO. 20050818-0098497 in prior deed), Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete an accurate legal description thereof.

Being all or part of the same property conveyed to Mark W. Conover and Deborah M. Conover by virtue of that certain Warranty Deed dated December 29, 2006, at Instrument No. 20070102-0000361 in the Register's Office of Davidson County, Tennessee.

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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and Restrictions of record in Book 9840, page 276 and in Instrument Number 20040121-0008040, By-Laws of record in Book 9840, page 267, Charter of record in Book 9840, page 259 and Open Space of record in Instrument Number ; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mark W Conover by Marqueze Williams, Attorney in Fact

Deborah M Conover by Marqueze Williams, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 10th day of June, 2016, before me personally appeared Marqueze Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mark W Conover, and who acknowledged that he executed the same as the free act and deed of Mark W Conover.

WITNESS my hand and official seal at office this 10th day of June, 2016.

Notary Public

YENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

STATE OF Tennessee

COUNTY OF Davidson

Marqueze Williams, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Mark W Conover (person who didn't come), the principal.

On this 10th day of June, 2016.

Marqueze Williams

Sworn to and subscribed before me by Marqueze Williams this 10th day of June 2016.

Notary Public

My Commission Expires _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

STATE OF Tennessee

COUNTY OF Davidson

On this 10th day of June, 2016, before me personally appeared Marqueze Williams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Deborah M Conover, and who acknowledged that he executed the same as the free act and deed of Deborah M Conover.

WITNESS my hand and official seal at office this 10th day of June, 2016.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

STATE OF Tennessee

COUNTY OF Davidson

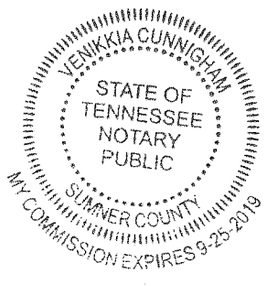
Marqueze Williams, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Deborah M Conover (person who didn't come), the principal.

This 10th day of June, 2016.

Marqueze Williams

Sworn to and subscribed before me by Marqueze Williams this 10th day of June 2016.

Notary Public



My Commission Expires _____

Property Owner & Address: Yolandria Holt and Gerald Odel Hall
7125 Smokey Hill Rd
Antioch TN 37013

Tax Parcel No 083050A38600CO

Property Address: 7125 Smokey Hill Rd
Antioch, TN 37013

MAIL TAX BILLS TO: 7125 Smokey Hill Road
Antioch TN 37013

STATE OF Tennessee
COUNTY OF Davidson

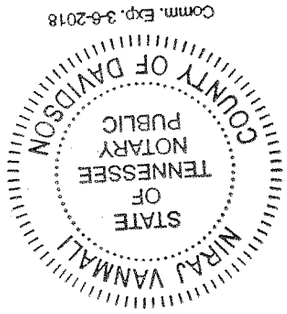
I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $275,633.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 10th day of June, 2016.

Notary Public

My Commission Expires:_____



True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges ~~that~~ this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR.
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018