WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00.

Affiant

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

P-CC-16-1225-T

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)
Centennial Construction LLC	New Owner	
(NAME)	(NAME)	**071-02-0-055.00**
1225 Avondale Circle		
(ADDRESS)	938 POINTVIEW CIRCLE	
Nashville, TN 37207-4301	MT. JULIET, TN 37122	
(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, **DONNA D. M. HOOVER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CENTENNIAL CONSTRUCTION LLC,** 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 the 12th, formerly 21st District of Davidson County, Tennessee, described partly according to a survey made by Z.J. Wilkinson, Surveyor, May 12, 1949, as follows:

Beginning on the southerly margin of Avondale Circle, formerly Stratford Avenue, at a point 83 feet West of the northwest corner of the property conveyed to Frank Z. Cripps and wife, by deed from Sperry McKell Wright, as of record in Book 2272, page 327, Register's Office; thence southwardly parallel to Cripps' western boundary line 100 feet; thence westwardly 60 feet; thence northwardly 100 feet to boundary line 100 feet; thence westwardly 60 feet; thence northwardly 100 feet to the southerly margin of said Circle, thence with the same, North 77 degrees East 60 feet to the beginning.

Being the same property conveyed to Velma Disspayne, widow by Quitclaim deed from Velma Disspayne, as to a one-half undivided interest and Sherry A. Hanson, Beverly Fitzgerald and Ramona R. Finn, as to a one-half undivided interest as tenants in common of record in Book 10489, page 583, Register's Office for Davidson County, Tennessee, dated May 28, 1997 and recorded on June 11, 1997.

Being the same property conveyed to Mahmoud Sajjadi and Jim Attar by Final Decree Confirming Sale deed from Clerk & Master of record in Instrument No. 20081126-0115829 Register's Office for Davidson County, Tennessee, dated November 10, 2008 and recorded on November 26, 2008.

Being the same property conveyed to Velma L. Disspayne by Amended Decree for Redemption deed from Clerk & Master of record in Instrument No. 20120621-0054364 Register's Office for Davidson County, Tennessee, dated February 28, 2011 and recorded on June 21, 2012. The said Velma L. Disspayne having since died on December 18, 2007 leaving Donna D. M. Hoover as her sole heir at law as evidenced by Affidavit of Heirship of record in Instrument No. 20090805-0073443 and Affidavit of Heirship of record in Instrument No. 20101123-0093920, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- Property Standards Order for Demolition or Removal of Structure in favor of Department of Codes and Building Safety and against Velma L. Disspayne, filed on October 15, 2015 in Instrument No. 20151015-0104853, 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: **1225 Avondale Circle , Nashville, Tennessee 37207-4301**.

BILL GARRETT, Davidson County
Trans:T20160075660 DEEDWARR
Recvd: 08/30/16 11:33 2 pgs
Fees:13.00 Taxes:103.60
20160830-0090692

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 AUGUST, 2016.

Donna D. M. Hoover

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DONNA D. M. HOOVER, 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 August, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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