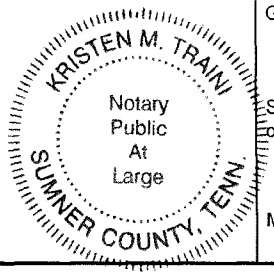
Davidson County	DEEDWARR
Recvd: 01/05/17 14:25	3 pgs
Fees:18.00 Taxes:854.70	
20170105-0001484	

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~4th~~ 5th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: OCT 20 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jane A. Grote	Security National Mortgage Company	095-11-0-111.00
(NAME)	(NAME)	
410 Springview Drive	5300 S 360 W, Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Murray, UT 84123	
(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 considerations, the receipt of which is hereby acknowledged, **David M. Hood, James P. Hood, Sr. and Mark S. Hood, Trustees of the Lillian W. Hood Irrevocable 2016 Gift Trust, created May 13, 2016.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jane A. Grote, a single woman and Frederick W. Grote, a married man, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 52, on the plan of Cloverdale, of record in Plat Book 2133, Page 9, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James A. Hood, Jr., and wife, Lillian W. Hood by Warranty Deed from Southland Construction Company, Inc., dated 09/24/1953 recorded 09/25/1953, of record in Book 2198, Page 131, in the Register's Office for Davidson County, Tennessee. Said property being the same further conveyed to The James Aaron Hood and/or Lillian W. Hood Revocable Living Trust, through James Aaron Hood and Lillian W. Hood, Trustees by Quitclaim Deed from James Aaron Hood and Lillian W. Hood, dated 07/23/2003 recorded 07/29/2003, of record in Instrument No. 20030729-0106286, in the Register's Office for Davidson County, Tennessee. James Aaron Hood died on 10/13/2015. Said property being the same further conveyed to David M. Hood, James P. Hood, Sr. and Mark S. Hood, Trustees of the Lillian W. Hood Irrevocable 2016 Gift Trust, created May 13, 2016. by Quitclaim Deed from Lillian W. Hood, Trustee of the James Aaron Hood and/or Lillian W. Hood Revocable Living Trust of record in Instrument No. **20170105-0001483**, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 2133, Page 9; Covenants, conditions, easements and restrictions of record in Book 2094, Page 87; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4277, Page 962, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 410 Springview Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 4th day of January, 2017.

LILLIAN W. HOOD IRREVOCABLE 2016 GIFT TRUST

David M. Hood
Trustee

James P. Hood Sr.
Trustee

Mark S. Hood
Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David M. Hood, James P. Hood* and Mark S. Hood with whom I am personally acquainted and who proved themselves to be the Trustees of Lillian W. Hood Irrevocable 2016 Gift Trust, the bargainor, and who, being authorized to do so, acknowledged they executed the foregoing instrument for the purposes therein contained.
Witness my hand and Official seal this 4th day of January, 2017. *Sr.

Tracey Trumphour
Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019

Notary' Seal (if on paper)

