WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170038937 DEEDWARR
Recvd: 05/08/17 12:39 2 pgs
Fees: 13.00 Taxes: 779.91
20170508-0045451

R-P-17-0944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,786.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/6/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires 12-6-2020

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)
Monica L. LaPlaca	**LoanDepot, LLC**	
(NAME)	(NAME)	
944 Chickasaw Avenue	**26642 Towne Centre Druve**	**072-09-0-038.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	**Foothill Ranch, CA 92610**	
(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, **JEFFREY L. HOOVER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MONICA L. LAPLACA,** 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:

unmarried,

Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Victory Heights Subdivision of record in Plat Book 1130, Page 97, 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 Jeffrey L. Hoover by Special Warranty Deed from Federal National Mortgage Association ("Fannie Mae") of record in Instrument No. 20090617-0056269 Register's Office for Davidson County, Tennessee, dated April 29, 2009 and recorded on June 17, 2009. The herein described property is not now nor ever has been the principal place of residence of the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 1130, Page 97, 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: **944 Chickasaw Avenue , Nashville, Tennessee 37207**.

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 2nd DAY OF MAY, 2017.

Jeffrey L. Hoover by Laura Mitchell, His Attorney in Fact

Jeffrey L. Hoover by Laura Mitchell, His Attorney - in - fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 JEFFREY L. HOOVER, and who acknowledged he/she/they executed the same as the free act and deed of the said JEFFREY L. HOOVER.

Witness my hand and official seal, this the 2nd of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

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