BILL GARRETT, Davidson County
Trans:T20170066177 DEEDWARR
Recvd: 08/02/17 08:38 2 pgs
Fees:13.00 Taxes:1102.60
20170802-0078330

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Matthew B. Koon & Rebekah A. Koon
1324 Autumn Springs Lane
Old Hickory, TN 37138

SEND TAX BILL TO:
new owners

MAP/PARCEL 064-08-0A-024.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **J. Craig Hover, II and Maria L. Hover, husband and wife, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Matthew B. Koon and Rebekah A. Koon, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Section One, Merritt Downs, R10 Cluster Lot Subdivision of record in Plat at Instrument No. 20010523-0053201, 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 J. Craig Hover, II and wife, Maria L. Hover by Warranty Deed from Walter O. Cowan, Sr. and spouse Jan E. Cowan of record in Instrument No. 20140717-0063198 Register's Office for Davidson County, Tennessee, dated June 02, 2014 and recorded on July 17, 2014.

This is improved property known as: **1324 Autumn Springs Lane, Old Hickory, Tennessee 37138**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, their heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE. Their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 31st day of July, 2017.

WITNESS MY HAND on this the 31st day of July, 2017

J. Craig Hover, II

Maria L Hover

Maria L. Hover

STATE OF TENNESSEE
COUNTY OF WILSON

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **J. Craig Hover, II and Maria L. Hover,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 31st day of July, 2017.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $298,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of July, 2017

NOTARY PUBLIC

My Commission Expires: _____

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

File No: 170529

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-17-1324