GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$37,500.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2017.

Notary Public

My commission expires: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Silvia Ordonez Roman	Silvia Ordonez Roman	**052-03-0-106.00**
316 Chesterfield Circle	316 Chesterfield Circle	
Madison, TN 37115-5559	**Madison, TN 37115-5559**	

Bill Garrett Davidson County
Batch# 30076 **DEEDWARR**
11/27/2017 03:44:31 PM 2 pgs
Fees: $13.00 Taxes: $138.75
20171127-0120871

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I

William R. Hoover, Jr.

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Silvia Ordonez Roman

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF

LAND in Davidson County, Tennessee, being Lot No. 16 on Block "A" on the unrecorded plan of homeacres, as subdivided by Blanchard Parrish, Surveyors, on October 26, 1939.

Said Lot no. 16 fronts 100 feet on the East Side of Center Street and runs back toward Larkin Spring Road between parallel lines 334.7 feet, more or less, to a line in the rear of said lot, which rear line measures 100 feet thereon.

Being the same property conveyed to WILLIAM R. HOOVER AND WIFE, EVELYN M. HOOVER, by deed from ROBERT F. MARSHALL AND WIFE, KATHERINE B. MARSHALL, of record in Book 6889, page 628, dated December 3, 1985, said Register's Office. The said Evelyn M. Hoover having since died on or about August 1, 1997. The said William R. Hoover having since died testate on or about May 24, 2004, leaving said property to Carol Jean Hoover, E. (Evelyn) Louise Hoover and William Robert Hoover, Jr. pursuant to his will of record in the Seventh Circuit Probate Court in Davidson County, Tennessee, Docket No. 14P-1136. William R. Hoover, Jr. further conveyed his interest to EVELYN LOUISE HOOVER, by Quitclaim Deed of record in Instrument No. 20051122-0141340, dated November 16, 2005, said Register's Office. Carol Jean Hoover further conveyed his interest to EVELYN LOUISE HOOVER, by Quitclaim Deed of record in Instrument No. 20051122-014134, dated November 16, 2005, said Register's Office. The said Evelyn Louise Hoover having since died intestate on or about March 4, 2017. William Robert Hoover, JR, Personal Representative has full power to convey said property pursuant to the will of record in the Seventh Circuit

Probate Court of Davidson County, Tennessee, Docket No. 17P-436.

For further reference see Quitclaim Deed William Robert Hoover, JR, Personal Representative of the Estate of Evelyn L. Hoover conveyed to William R. Hoover, Jr. of record in Instrument No. 20171117-0118148, dated November 16, 2017, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is UNIMPROVED property known as 0 Center Street, Madison, TN 37115.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 21st day of November, 2017.

William R. Hoover, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared William R. Hoover, Jr., the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of November, 2017.

Notary Public

My Commission Expires:

8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY