Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Bill Garrett Davidson County
Batch# 33404 **DEEDWARR**
12/05/2017 01:34:49 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20171205-0124072

Affiant

Subscribed and sworn to before me, this 30 day of November, 2017.

Notary Public
My commission expires:

06-1709-76814

Address of New Owner:	Send Tax Bills to:	Tax Information:
David C. Hooven 2922 Knobdale Rd Nashville TN 37214	David C. Hooven 2922 Knobdale Rd Nashville, TN 37214	084-08-0-078.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Edward N. Davis and Shirley A. Davis, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David C. Hooven and Anna P. Hooven, husband and wife**, hereinafter called the Grantees, their successors and 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. 177, on the Plan of Section Seven, Lincoya Hills (erroneously referenced in prior deed as Lincoya Hills, Lee, VII), of record in Book 2331, Page 119, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Edward N. Davis and Shirley A. Davis by deed from Juanita Patterson, dated March 29, 2004, recorded April 8, 2004, of record in Instrument No. 20040408-0040306, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2922 Knobdale Rd, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 30 day of November, 2017.

Edward N. Davis

Shirley A. Davis

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Edward N. Davis and Shirley A. Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30 day of November, 2017.

Notary Public

My Commission expires:

