Bill Garrett Davidson County
Batch# 64911 DEEDWARR
03/05/2018 08:56:35 AM 2 pgs
Fees: $13.00 Taxes: $2,164.50
20180305-0020231

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW170471

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017. NOTARY PUBLIC My commission expires: 1-8-19

BENTON SMITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Guadarrama, Co-Conservator of the Guadarrama Family Trust 5811 Cloverland Drive Brentwood, TN 37027	New owner	171 07 0 007.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Eighty Five Thousand and 00/100 Dollars ($585,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID C. HOOVEN AND WIFE, ANNA P. HOOVEN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JONATHAN GUADARRAMA, CO-CONSERVATOR OF THE GUADARRAMA FAMILY TRUST**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of the resubdivision of Lot 62, Section 1, Cloverland Acres, of record in Book 4470, page 174, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David C. Hooven and wife, Anna P. Hooven, by Warranty Deed from Cherry Lane vonSchmittou, now Darken, dated 4/30/2001, recorded 5/4/2001, of record in Instrument #20010504-0046326, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5811 Cloverland Drive, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of October, 2017.

DAVID C. HOOVEN

ANNA P. HOOVEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David C. Hooven and wife, Anna P. Hooven, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of October, 2017.

Notary Public

Benton Smith
Printed Notary Name

My commission expires: 1-8-19

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19