Bill Garrett Davidson County
Batch# 105252 DEEDWARR
06/15/2018 12:34.03 PM 2 pgs
Fees: $13.00 Taxes: $1,430.05

20180615-0057789

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180572

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$386,500.00

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$395,000.00~~

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2018.

NOTARY PUBLIC

My commission expires: 1/3/22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jane Meneely and Quinn Meneely 2922 Knobdale Road Nashville, TN 37214	New owners	084 08 0 078.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Five Thousand and 00/100 Dollars ($395,000.00), 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 ANNA P. HOOVEN, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JANE MENEELY AND QUINN MENEELY, WIFE AND HUSBAND**, 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. 177 on the Plan of Section Seven, Lincoya Hills, of record in Book 2331 Page 119, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to David C. Hooven and Anna P. Hooven, husband and wife, by deed from Edward N. Davis and Shirley A. Davis, husband and wife, dated November 30, 2017 and recorded on December 5, 2017, at Instrument # 20171205-0124072, Register's Office for Davidson County, Tennessee.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y 382 18 3422

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 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

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 13th day of June, 2018.

DAVID C. HOOVEN

ANNA P. HOOVEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, David C. Hooven and 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 13th day of June, 2018.

Notary Public

Printed Notary Name

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON