Bill Garrett Davidson County
Batch# 118832 DEEDWARR
07/20/2018 10:34:41 AM 2 pgs
Fees: $13.00 Taxes: $1,646.50

20180720-0070905

MARY ANNE BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires 01-29-2020

State of Tennessee
County of Robertson

The actual consideration or value, whichever is greater, for this transfer is **$445,000.00.**

Vicki Young
Affiant

Subscribed and sworn to before me this the 13th day of July, 2018.

Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Hilary C. Hoover	**Highlands Residential Mortgage LLC**	**082-08-0-032.00**
624 Neill Avenue	**12001 N Central Expressway, Suite 750**	
Nashville, TN 37206	**Dallas, TX 75243**	

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

Lamont Jordan, married

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

Hilary C. Hoover, a single woman

HEREINAFTER CALLED THE GRANTEES, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 82 and the South 5 feet of Lot 81, on the plan of Bransford Realty Company's Subdivision of the McWhirter Tract and Love-McFerrin Tracts, which is of record in Plat Book 421, Page 52, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being a portion of the property conveyed to Roderick T. Foster and wife, Dorothy L. Foster by Warranty deed from Clarence M. Tisdale and wife, Mildred Tisdale, dated January 28, 1966 and filed of record in Book 3983, page 317, Register's Office for Davidson County, Tennessee. The said Roderick T. Foster having predeceased Dorothy L. Foster. The said Dorothy Lee Foster a/k/a Dorothy Davie died intestate on or about June 17, 2008, leaving as her only heirs at law Vernon Ray McGuire, Lois Edward McGuire, Howard E. Moore, Mary Louise Cross and Sylvia Pearl Kilgore per Probate No. 08P- 1763, Seventh Circuit Court for Davidson County, Tennessee (Probate Division) and Affidavit of Heirship of record in Instrument No. 20091106-0102702, Register's Office for Davidson County, Tennessee. The said Lois Edward McGuire having since died testate on or about November 20, 2011, and his interest in said property being vested in Laura Diana McGuire, Desmond McGuire, Narquita Russell also known as LaQuita Russell and Gerald McGuire as shown in Probate Case No. 12P-642, Seventh Circuit Court of Davidson County, Tennessee.

Being a portion of the property conveyed to Lamont Jordan by Warranty Deed from Vernon Ray McGuire, Howard E. Moore, Mary Louise Cross, Sylvia Pearl Kilgore, Laura Diana McGuite, Desmond McGuire, Narquita Russell and Gerald McGuire, dated July 6, 2017 and filed of record in Instrument No. 20170707-0068626, Register's Office for Davidson County, Tennessee.

Grantor warrants that this property is not the marital residence of the Grantor's spouse and is not subject to any marital interests therein.

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 improved (__X__) Unimproved (____) property known as **624 Neill Avenue, Nashville, TN ~~37207~~** 37206.

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 and assigns, forever; and Grantors do covenant with said Grantees that Grantors are 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 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/our hand(s) this ~~13th~~ 18th day of July, 2018.

Lamont Jordan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this **~~13th~~ 18th** day of **July, 2018.**

Notary Public

My Commission Expires: 10-3-2020

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY