WARRANTY DEED

Karen Johnson Davidson County
Batch# 226477 **DEEDWARR**
05/06/2019 02:37:08 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20190506-0042269

B-TW-19-102

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-6-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Wilson Revocable Living Trust, dated April 3, 2017 **Whitney Wilson Revocable Living Trust, dated April 3, 2017**	**Benjamin Wilson, Co-Trustee**	
(NAME) **2231 N Mt. Juliet Rd, Ste. 202**	(NAME) **2231 N Mt. Juliet Rd, Ste. 202**	**084-13-0-003.00**
(ADDRESS) **Mt. Juliet, TN 37122**	(ADDRESS) **Mt. Juliet, TN 37122**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID C. HOOVEN AND WIFE, ANNA P. HOOVEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN WILSON AND WHITNEY WILSON, TRUSTEES OF THE BENJAMIN WILSON REVOCABLE LIVING TRUST, DATED APRIL 3, 2017 AND WHITNEY WILSON AND BENJAMIN WILSON, TRUSTEES OF THE WHITNEY WILSON REVOCABLE LIVING TRUST, DATED APRIL 3, 2017,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 138 on the Plan of Donelson Hills of record in Plat Book 2331, Page (s) 22 and 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David C. Hooven and wife, Anna P. Hooven by Warranty deed from Norman H. Jones and wife, Jean W. Jones of record in Instrument No. 20011221-0141415 Register's Office for Davidson County, Tennessee, dated December 20, 2001 and recorded on December 21, 2001.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 22 and 23, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2396, Page 365, amended in Book 2797, Page 442, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5002, Page 253, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **102 Graeme Drive, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; 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(S), 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 the 1st DAY OF MAY, 2019.

David C. Hooven

Anna P. Hooven

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID C. HOOVEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2019.

Notary Public
My Commission Expires: 12-6-22
(SEAL)

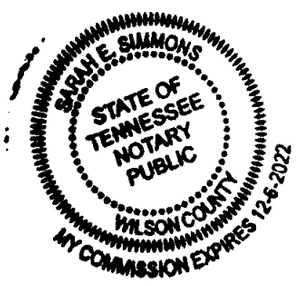


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA P. HOOVEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2019.

Notary Public
My Commission Expires: 12-6-22
(SEAL)



RETURN TO:
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Nashville, TN 37212