225,001.00

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 226494 DEEDWARR
05/06/2019 02:46:14 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20190506-0042295

B-TW-19-104

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,001.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 12-6-22
(AFFIX SEAL)

SARAH E. SIMMONS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES DEC 6 2022

**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**<br>**Whitney Wilson Revocable Living Trust, dated April 3, 2017** | **Benjamin Wilson, Co-Trustee** | |
| (NAME)<br>**104 Graeme Drive** | (NAME)<br>**2231 N Mt. Juliet Rd., Ste. 202** | **084-13-0-004.00** |
| (ADDRESS)<br>**Nashville, TN 37214** | (ADDRESS)<br>**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, **THE HOOVEN GROUP, A TENNESSEE GENERAL PARTNERSHIP,** 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. 137 on the Plan of Donelson Hills of record in Plat Book 2331, Page 22, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 137 fronts 62 feet on the Westerly side of Graeme Drive and runs back 461.5 feet on the Northerly line and 330 feet on the Southerly side to a point; thence 178.4 feet to the rear line on which it measures 48.7 feet.

Being the same property conveyed to The Hooven Group, a Tennessee General Partnership, composed of David C. Hooven, Anna P. Hooven, and Jeffrey A. Hooven by Warranty deed from Willie ("Billie") Hooven Hamlett, Trustee, U/A/D November 27, 2000, of the Hamlett Revocable Living Trust Agreement and any successors in Trust of record in Instrument No. 20010731-0081009 Register's Office for Davidson County, Tennessee, dated July 30, 2001 and recorded on July 31, 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, Pages 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.
- Use restriction in consideration of Electrical Permit of record in Book 4652, Page 393, 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.
- Restrictions of record as Instrument Number 20010731-0081009 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **104 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.

The Hooven Group, a Tennessee General Partnership

BY: _____
David C. Hooven
General Partner

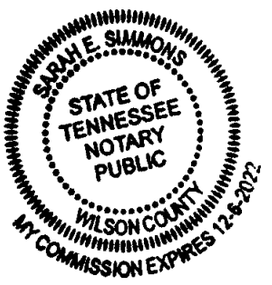
BY: _____
Anna P. Hooven
General Partner

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, signing for THE HOOVEN GROUP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the GENERAL PARTNER of THE HOOVEN GROUP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

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

Sarah E. Simmons
Notary Public
My Commission Expires: 12-6-22
(SEAL)

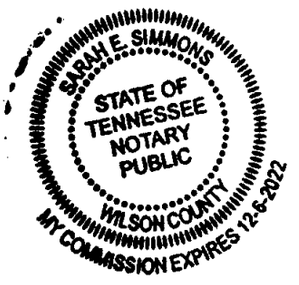



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNA P. HOOVEN, signing for THE HOOVEN GROUP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the GENERAL PARTNER of THE HOOVEN GROUP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

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

Sarah E. Simmons
Notary Public
My Commission Expires: 12-6-22
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212