WARRANTY DEED

Karen Johnson Davidson County
Batch# 236794 **DEEDWARR**
05/31/2019 08:14:29 AM 2 pgs
Fees: $13.00 Taxes: $604.95

20190531-0051573

A-WG-19-124

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

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)
Kathleen Kaufman	**First National Bank of Middle Tennessee**	
(NAME)	(NAME)	**043-12-0-024-00**
124 Rio Vista Dr	**200 East Main Street**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**McMinnville, TN 37110**	
(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, **WILLIAM R. HOOVER, JR., MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHLEEN KAUFMAN, A SINGLE WOMAN,** 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:

Being the Northerly 33.34 feet front and 33.64 feet rear of Lot No. 17 and Southerly 33.33 feet front and 33.64 feet rear of Lot No. 18 of Block "B" on the Plan of Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and Pt. Lot No. 9 of Anderson Estates of record in Plat Book 1424, Page 107, Register's Office for Davidson County, Tennessee, described together according to a survey made by Harvey Gee, Surveyor, November 22, 1952, as follows:

Beginning on the Easterly Margin of Rio Vista Drive, at the Southwest corner of the property conveyed to Paul Aubun Johnson and wife, by deed from John B. Pendleton and wife, of record in Book 2448, Page 231, said Register's Office; thence with the Southerly line of said Johnson property, Eastwardly 179.07 feet to an iron pin; thence Southwardly 67.28 feet to a point 16.82 feet North of the Northeast corner of Lot No. 16, said point being located by an iron pin; thence Westwardly 188.14 feet to an iron pin on the Easterly margin of Rio Vista Drive, at a point 16.66 feet North of the Northwest corner of said Lot No. 16; thence with said Drive, Northwardly 66.67 feet to the beginning.

**For the purpose of this conveyance the subject property was not the Grantor's primary marital residence.

Being the same property conveyed to William R. Hoover and wife, Evelyn M. Hoover by Warranty deed from Robert Frank Marshall and wife, Katherine B. Marshall of record in Book 6485, page 314, Register's Office for Davidson County, Tennessee, dated December 31, 1984 and recorded on January 31, 1985.

Being the same property conveyed to W.R. Hoover, Jr. et ux Angela Lynn Hoover by Installment deed from William R. Hoover et ux Evelyn M. Hoover of record in Book 11227, page 460, Register's Office for Davidson County, Tennessee, dated December 01, 1998 and recorded on December 06, 1989.

Being the same property conveyed to William R. Hoover Jr. by Quitclaim deed from Angela Lynn Hoover of record in Instrument No. 20080317-0026900 Register's Office for Davidson County, Tennessee, dated February 06, 2008 and recorded on March 17, 2008 and also recorded on January 09, 2009 in Instrument No. 20090109-0002247.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 107, Register's Office for Davidson County, Tennessee.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **124 Rio Vista Dr, Madison, Tennessee 37115**.

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 28 DAY OF MAY, 2019.

William R. Hoover, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM R. HOOVER, JR., 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 28th of May, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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