Box 14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 236812 **DEEDWARR**
05/31/2019 08:27:18 AM 2 pgs
Fees: $13.00 Taxes: $222.00

20190531-0051607

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2019.

Notary Public

My commission expires: 9/1/20

(AFFIX SEAL)

JEFFREY LEE BROTHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Philip Davis Construction Co., LLC, a Tennessee limited liability company**	Send Tax Bills To: OWNER	Map-Parcel Numbers **Map 155-10-0 Parcel 002.00**
1030 Boxwood Dr		
Franklin, TN 37069		

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

Mac E. Robinson, Jr., Executor of the Estate of Christopher T. Hoover

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

Philip Davis Construction Company, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 7 on the Final Plat of Chaffin Subdivision No. 5, of record in Instrument No. 20000331-0032265, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Margaret A. Green by Deed dated September 22, 2006 from A.W. Chaffin and wife, Edna L. Chaffin of record in Instrument No. 20061004-0122909 and further conveyed to Christ Hoover by Quitclaim Deed dated November 17, 2011 from Margaret A. Green of record in Instrument No. 20111123-0091587, said Register's Office of Davidson County. The said Chris Hoover being one and the same person as Christopher T. Hoover having since died testate on November 5, 2018. Mac E. Robinson, Jr. was appointed Executor with power to sell by the Last Will and Testament of Christopher T. Hoover of record in Docket No. 18P-1988, Probate Court for said county. Pursuant to said Will, the real property is specified to be administered as part of the Probate Estate and by Order filed on May 17, 2019, said property was approved to be sold.

Conveyance of the above described property subject to the following: 1) The Plan of record in Instrument No. 20000331-0032265 , said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Subject to a gravel drive to be removed as shown on said plan, said Register's Office. 3) Subject to a TVA Easement and a creek as shown on said plan, said Register's Office. 4) Restrictive Covenants contained in instrument of record in Instrument No. 20061004-0122909 and Instrument No. 20111123-0091587, Register's Office for Davidson County, Tennessee. 5) Grant of Transmission Line Easement of record in Book 4150, Page 109, said Register's Office. 6) Subject to the flow of a creek across said lot, said Register's Office. 7) Current Taxes prorated and assumed by Grantee.

This is improved ( ) Unimproved (x) property, known as **8825 McCrory Lane, Nashville, TN 37221**

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 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 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 **29th** day of **May, 2019.**

Mac E. Robinson, Jr., EXECUTOR

Mac E. Robinson, Jr., Executor of the Estate of Christopher T. Hoover

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mac E. Robinson, Jr., Executor of the Estate of Christopher T. Hoover,** the within named seller, 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 and official seal at Nashville, Tennessee, this **29th** day of **May, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21