Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 245991 DEEDWARR
06/20/2019 09:59:58 AM 2 pgs
Fees: $13.00 Taxes: $2,959.63

20190620-0059506

File #2019-179

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $799,900.00.

M-alexmend
Affiant

Subscribed and sworn to before me on June 14th, 2019.

Tara Jones
NOTARY PUBLIC
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Daniel Michael Ruberg and Molly Katherine Ruberg 943 Battlefield Dr. Nashville, TN 37204	NEW OWNER	118-09-0-136.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ROBERT CRAIGE HOOVER AND WIFE, CERI HOOVER**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **DANIEL MICHAEL RUBERG AND MOLLY KATHERINE RUBERG, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 75 feet of Lot No. 1 of Block "G" on the map of Battlefield Estates, Section No. 2, as of record in Book 843, page 108, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 75 feet on the south side of Battlefield Drive and runs back between lines 210.7 feet on the east line and 200.7 feet on the west line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to ROBERT CRAIGE HOOVER AND WIFE, CERI HOOVER, by deed from SELDON H. CUNNINGHAM, JR. AND WIFE, ANGELYN F. CUNNINGHAM, of record in Instrument No. 20120822-0075564, dated August 20, 2012, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other

matters of record as may affect the premises.

This is Improved property known as 943 Battlefield Dr., Nashville, TN 37204.

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 the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on June 14, 2019.

Grantor:

Robert Craige Hoover

Grantor:

Ceri Hoover

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ROBERT CRAIGE HOOVER AND CERI HOOVER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of June, 2019.

Notary Public

My commission expires: February 26, 2023

My Commission Expires

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY