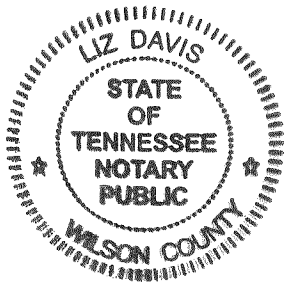
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bill F. McCallister	Bill F. McCallister	07303004200
(NAME)	(NAME)	Karen Johnson Davidson County
2533 Timwood Drive	2533 Timwood Drive	Batch# 466691 DEEDWARR
(ADDRESS)	(ADDRESS)	08/31/2020 10:32:30 AM 3 pgs
Nashville, TN 37214	Nashville, TN 37214	Fees: $18.00 Taxes: $1,091.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20200831-0098391

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 considerations, the receipt of which is hereby acknowledged, I/we **Dustin B. Hoover and Tiffany D. Hoover, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Bill F. McCallister and Toni M. McCallister, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 44 on the plan of Section One, Sutherland Heights, as of record in Plat Book 2663, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Dustin B. Hoover, an unmarried man and Tiffany D. Smotherman, an unmarried woman as joint tenants with the right of survivorship by Warranty Deed from Daniel Bullington and wife, Sarah Bullington, dated 09/14/2011 and recorded 09/23/2011, of record in Instrument 201109230073980, Register's Office for Davidson County, Tennessee.

The said Dustin B. Hoover and Tiffany D. Smotherman having since married each other. The said Tiffany D. Smotherman, is one and the same as, and is now known as Tiffany D. Hoover.

Subject To (1) All matters shown on the plat of record in Plat Book 2663, Page 18, (2) Covenants, conditions, easements and restrictions recorded in Book 2634, Page 207, Book 2692, Page 19, Book 2692, Page 353, (3) Agreement for Dedication of Easement including terms and conditions thereof as recorded in Book 7121, Page 158, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2533 Timwood Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 28th day of August, 2020.

Dustin B. Hoover

Tiffany D. Hoover

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dustin B. Hoover and Tiffany D. Hoover,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 28th day of August, 2020.

Notary Public

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

202008310098391

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

