Davidson County DEEDWARR
Recvd: 09/24/03 11:00 2pgs
Fees:13.00 Taxes:1165.50

20030924-0141400

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

CHAD ANTHONY WILSON NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN. My Commission Expires 08/22/2005

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas W. Nolte	First Fidelity, LLC	142-16-A-91.00
(NAME) 1313 Falkirk Court	(NAME) 330 Main Street	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Franklin Tennessee 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, David C. Hooper and Wife, Elizabeth Hooper , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicholas W. Nolte and Wife, Peggy L. Nolte , 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:

Being Lot No. 91 on the Plan of Devon Park, Phase Two, as of record in Plat Book 6250, Page 432, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 fronts 87.25 feet on the broken southwesterly margin of Falkirk Court and extends back 141.56 feet on the northwesterly line and 132.99 feet on the southeasterly line to a dead line in the rear, measuring 85.00 feet thereon.

Being the same property conveyed to David C. Hooper by deed from Robert L. Goodall and wife, Marta A. Goodall, of record in Deed Book 11412, page 495, Register's Office for said County.

Elizabeth Hooper joins in this conveyance for the sole purpose of conveying any and all interests she may have in subject property.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1313 Falkirk Court, Nashville, TN 37221

(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 27th day of August, 2003.

David C. Hooper

Elizabeth Hooper

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named David C. Hooper and Elizabeth Hooper the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/27/2003

My Commission Expires:_____

Notary Public

JEFF FATRIN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

My Commission Expires Jan. 25, 2006

File Number23070774
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027