Davidson County DEEDWARR
Recvd: 07/06/05 09:37 2 pgs
Fees:13.00 Taxes:425.50
20050706-0077235

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Charlotte Hooper 1411 Mohawk Trail Madison, TN 37115	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS: 53-14; 45.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

STEVEN R. HANNAH

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

CHARLOTTE HOOPER

HEREINAFTER called the Grantee(s), 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. 21 on the Plan of Nawakwa Hills Powwow Addition, Section 1, of record in Plat Book 843, page 79, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Steven R. Hannah and wife, Connie S. Hannah by deed from Royndal E. Hare and wife, Patricia Kaye Hare, of record in Book 9185, page 271, said Register's Office.

Also being the same property conveyed to Steven R. Hannah by quitclaim deed from Connie S. Hannah, of record as Instrument No. 20030924-0141653, said Register's Office.

This is improved ☐ property known as **1411 Mohawk Trail, Madison, TN 37115**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 21 day of June, 2005.

S. R. H.

STEVEN R. HANNAH

STATE OF TENNESSEE
COUNTY OF DAVIDSON____

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **STEVEN R. HANNAH**, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 29th day of June, 2005.

NOTARY PUBLIC

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $115,000.00.

Charlotte Hooper
AFFIANT

Sworn to and subscribed to before me this 29th day of June, 2005.

NOTARY PUBLIC

My Commission Expires: 10-19-08

RICK PILIPONIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY