27-A 1/3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-16-08
(AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/22/06 09:29 2 pgs
Fees:13.00 Taxes:906.50
20060922-0117565

B-5105

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary M. Hooper Jordan R. Hooper	Countrywide Home Loans Inc.	146-12-0-064.00
(NAME)	(NAME)	
5042 Montclair Drive	750 Old Hickory Blvd. #180	
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37211	Brentwood Tn 37027	
(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, I, David C. Carr, married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Hooper, unmarried and Jordan Hooper, unmarried 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. 473 on the Plan of Crieve Hall Estates, Section Six, as of record in Plat Book 2331, pages 1 and 2, Register's Office for said County, to which plan reference is made fore a more complete description.

*

Being all of the same property conveyed to David C. Carr by Warranty Deed from Ollie Russell Kennedy, Jr.. and Gerald Lee Kennedy and Kathy Diana McKee dated May 15, 2000, of record in Instrument No. 20000516-0049370, Register's Office, Davidson County, Tennessee.

Gabriela Carr joins in this conveyance to relinquish any right she may have in and to the property herein described by virtue of marriage to David C. Carr.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5042 Montclair Dr., Nashville, TN 37211
(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.

* Beginning at a point in the easterly margin of Montclair Drive, the same being a common corner of Lots 473 and 474, thence eastwardly with the dividing line between said Lots 473 and 474, 150 feet to a monument; thence southwardly with the divinding line between Lots 473 and 472 150 feet to a point in the northerly margin of Barrywood Drive; thence with the northerly margin of Barrywood Drive, westwardly 130 to a monument, thence to the right around a curve 31.42 feet to a monument in the easterly margin of Monclair Drive, northerly 130 feet the point of beginning.

Witness my hand this 13th day of September, 2006.

David C. Carr

Gabriela Carr

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David C. Carr and Gabriela Carr the bargainor (s), 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 and official seal at Brentwood, Tennessee this 13th day of September, 2006.

Commission expires: 4-16-08

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027