Davidson County DEEDWARR
Recvd: 12/22/06 14:07 2 pgs
Fees:13.00 Taxes:299.70

20061222-0158524

File No. 261200901

WARRANTY DEED

LYNN F. VAUGHT COMMISSION EXP. Notary Public At Large 02-20-2007 RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: February 20, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Buford Deford and wife, Jane Deford	Buford Deford and wife, Jane Deford	133-01-0-070
(NAME) 6726 Holt Rd.	(NAME) SAME	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Kellie Rebecca Arrant**, (FORMERLY KNOWN AS KELLIE REBECCA HOOPER) HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Buford Deford and wife, Jane Deford**, 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 all of Lot No. 45, on the Plan of McNabb Subdivision, as shown by plat appearing of record in Book 1130, Page 64, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said Lot.

Being the same property conveyed to Perry Hooper and wife, Dorothy B. Hooper by Warranty Deed dated March 5, 1952 of record in Book 2038, Page 292, Register's Office for Davidson County, Tennessee. The said Perry Hooper died in February, 1988 leaving Dorothy T. Hooper the sole surviving tenant by the entirety. The said Dorothy T. Hooper died testate on February 13, 2006 devising sole property to Kellie Rebecca Hooper as evidenced in File #06P298, Office at the Clerk of the Probate Court of Davidson County, Tennessee.

The said Kellie Rebecca Hooper being one and the same as Kellie Rebecca Arrant.

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 ☐ property, known as 3210 Louise Drive, 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 GRANTEE(S), THEIR heirs and 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), 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 this 21st day of December, 2006.

Kellie Rebecca Arrant
Kellie Rebecca Arrant

STATE OF TENNESSEE

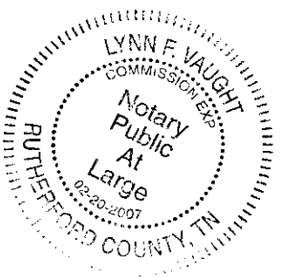
COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Kellie Arrant 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 at office this 21st day of December, 2006.

Commission expires: February 20, 2007

Lynn F. Vaught Notary Public



File Number: 261200901

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129