Davidson County DEEDWARR
Recvd: 07/10/07 09:53 2 pgs
Fees:13.00 Taxes:758.50

20070710-0082030

WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$205,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008~~ 01/24/2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie M. Legare	Dover Mortgage Company	**83-9-21**
(NAME) **1301 Ordway Place**	(NAME) P.O. Box 36429	
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Charlotte, NC 28236-6429	
(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, **Jason Hooper, and wife Leah Hooper**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leslie M. Legare,*** 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: *unmarried

LAND in Davidson County, Tennessee, being Lot No. 31 in F.O. Beazley's Subdivision of Block "C" in the Douglas Place East Nashville, A plan of which is of record in Plan Book 2, Page 66, Chancery Court Nashville, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jason Hooper and wife, Leah Hooper by Warranty Deed from Louis S. Rudolph and wife, Mary Anne Rudolph dated June 1, 2006 and filed for record in Instrument No. 20060602-0065459 in the Register's Office for Davidson County, Tennessee.

**

unimproved ☐

This is improved ☒ property, known as **1301 Ordway Place, Nashville, TN 37206**
(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.

**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.

Witness our hands this **28th day of June, 2007**.

Jason Hooper

Leah Hooper

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Jason Hooper, and wife Leah Hooper with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself/themselves to be the person(s) who executed the foregoing instrument for the purpose therein contained, and that he/she/they executed the same as his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2007.

Commission expires: July 19, 2008

Justin Tatum Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 19,2008