BILL GARRETT, Davidson County
Trans:T20090058770 DEEDWARR
Recvd: 08/27/09 10:52 2 pgs
Fees:13.00 Taxes:429.20
20090827-0080613

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of August, 2009

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

PAM McBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37211

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Brian Lee	NEW OWNER	Parcel ID:
1160 Greenland Avenue		06112020200
Nashville, TN 37216		

FOR AND IN 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

Barbara J. Kearns and Ronald C. Hooper, Devisees of the Estate of Addie Roberta Hooper, a/k/a Addie Dunn Hooper

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Brian Lee and wife, Kristen Lee

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. 30 in Greenland's Subdivision as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Marvin C. Hooper and wife, Addie Dunn Hooper by deed from D.E. Mallernee, Jr. and wife, Mary Long Mallernee, of record in Book 3161, Page 361, said Register's Office. The said Marvin C. Hooper having predeceased Addie Dunn Hooper. The said Addie Dunn Hooper died and devised the property by Will to Ronald C. Hooper and Barbara J. Kearns. See Will of record in File No. 09P-488, in Probate Court of Davidson County, Tennessee.

This conveyance is made subject to: (1) 2009 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 421, Page 40; and (3) Sewer & Drainage Easement to Metro of record in Book 4750, Page 4, said Register's Office.

Addie Dunn Hooper and Addie Roberta Hooper being one in the same person.

Power of Attorney of record in Instrument 20090827-0080612, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1160 Greenland Avenue, Nashville, TN 37216

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 our hands this 25th day of August, 2009.

Estate of Addie Roberta Hooper

BY: _____
Ronald C. Hooper, Devisee

BY: _____ Devisee by Ronald C. Hooper, Attorney-in-fact
Barbara J. Kearns, Devisee
By: Ronald C. Hooper, Attorney-in-Fact

STATE OF SOUTH CAROLINA
COUNTY OF Aiken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald C. Hooper, Devisee of the Estate of Addie Roberta Hooper with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is a Devisee of the Estate of Addie Roberta Hooper, and as such Devisee, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Aiken, South Carolina, this 25 day of August, 2009.

My Commission Expires: 06.27.2016 _____
Notary Public

STATE OF SOUTH CAROLINA
COUNTY OF Aiken

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Ronald C. Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath, acknowledged himself to be the Attorney-in-Fact for Barbara J. Kearns, Devisee of the Estate of Addie Roberta Hooper, the within named bargainer, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained as the free act and deed of the within named Barbara J. Kearns, who is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Aiken, South Carolina, this 25 day of August, 2009.

My Commission Expires: 06.27.2016 _____
Notary Public

CATHERINE E. EASLER NOTARY PUBLIC SOUTH CAROLINA

CATHERINE E. EASLER NOTARY PUBLIC SOUTH CAROLINA