File No. 20091071

This instrument was prepared by **Joel D. Ragland** of the law firm of Harvill, Ross, Hogan & Ragland, 107 North Third Street, Post Office Box 925, Clarksville, Tennessee 37041-0925.

MAIL TAX STATEMENTS TO:
Jason Hooper
4451 Old Hickory Boulevard
Nashville Tennessee 37218

OWNER AND PROPERTY ADDRESS:
Jason Hooper
4451 Old Hickory Boulevard
Nashville Tennessee 37218

BILL GARRETT, Davidson County
Trans:T20100007866 DEEDWARR
Recvd: 02/08/10 14:26 2 pgs
Fees:13.00 Taxes:505.05
20100208-0010030

Ella Mai Hooper, et al

TO: CASH WARRANTY DEED

Jason Hooper, et ux

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **Ella Mai Hooper and Jessica Charlene Johnson Stewart**, as **Grantor** and in this deed called the **"Grantor"**, has this day bargained and sold and does transfer and convey unto **Jason Hooper and wife, Kristen Hooper**, **Grantee** and in this deed called the **"Grantee"**, as tenants by the entirety, and to **Grantee's** heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

BEING LOT NO. 1, ON THE PLAN OF CHARLES JAMES HOOPER, JR. LOTS, 4451 OLD HICKORY BLVD. as shown by Instrument No. #20040204-0013781, Register's Office for Davidson County, Tennessee, to which reference is made for a complete description.

This being a portion of the same real estate conveyed to Charles James Hooper, Jr. by deeds of record in Book 3128, Page 323 and Book 8621, Page 546, in the Register's Office for Davidson County, Tennessee. Charles James Hooper, Jr. died testate June 11, 2006 and pursuant to his will of record in File No. 06P-867 in the Probate Court Clerk's Office for Davidson County, Tennessee he devised the above referenced property to Ella Mai Hooper for life then to Jessica Charlene Johnson Stewart. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Davidson County, Tennessee is 078-00-0-014.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto **Grantee**, as tenants by the entirety, and to **Grantee's** heirs and assigns forever.

SUBJECT to the terms, matters and conditions as shown on the aforementioned plat of record and **SUBJECT** to a flowage easement to the USA of record in Book 2155, Page 311, Register's Office for Davidson County, Tennessee, **GRANTOR COVENANTS** that **Grantor** is lawfully seized and possessed of said real estate; that **Grantor** has a good and lawful right to convey the same; that this real estate is unencumbered; and, that **Grantor** will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year are to be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has affixed **Grantor's** signature on this the 29th day of January, 2010.

GRANTOR:
Ella Mai Hooper
by Gary W. Hale attorney in fact
Ella Mai Hooper By Gary Hale as Attorney in Fact

Jessica Charlene Johnson Stewart
Jessica Charlene Johnson Stewart By Janis Johnson Romans as Attorney in Fact
by Janis Johnson Romans
attorney in Fact

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Gary Hale**, to me personally known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Ella Mai Hooper**, and who further acknowledged that such person executed the same as the free act and deed of **Ella Mai Hooper**, pursuant to a power of attorney of record in Instrument No. 20100208-0010028, Register's Office for Davidson County, Tennessee.

Witness my hand and seal, at office, this 1/29/2010.

NOTARY PUBLIC SEAL My Commission Expires: 7/20/2010

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, **Janis Johnson Romans**, to me personally known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of **Jessica Charlene Johnson Stewart**, and who further acknowledged that such person executed the same as the free act and deed of **Jessica Charlene Johnson Stewart**, pursuant to a power of attorney of record in Instrument No. 20100208-0010009, Register's Office for Davidson County, Tennessee.

Witness my hand and seal, at office, this 1/29/2010.

NOTARY PUBLIC SEAL My Commission Expires: 7/20/2010

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being **Grantee, Grantee's** agent or a trustee acting for **Grantee**, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$136,500.00.**

SWORN AND SUBSCRIBED TO before me on this the 29th day of January, 2010.

AFFIANT

NOTARY PUBLIC SEAL

Commission expires: 7/20/2010