THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

R-FCP-11-401-58

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF April, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-03-13
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Arthur W. Hooper | Arthur W. Hooper | |
| 401 Bowling Avenue, Unit #58 (ADDRESS) | (NAME) 401 Bowling Avenue, Unit #58 (ADDRESS) | |
| Nashville, TN 37205 (CITY) (STATE) (ZIP) | Nashville, TN 37205 (CITY) (STATE) (ZIP) | 104130A06100CO |

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, we ALLISON L. CHRISTIAN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ARTHUR W. HOOPER AND WIFE, SANDRA S. HOOPER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING BUILDING SITE NO. 61, ALSO KNOWN AS UNIT NO. 58, PLAN OF RICHMEADE PLACE, SECTION IV, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5210, PAGE 16, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALLISON L. CHRISTIAN BY WARRANTY DEED FROM LOWELL F. MARTIN, MARRIED, RECORDED ON THE 17TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030717-0100432, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY,
TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 5210, PAGE 16; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 4941, PAGE 637 AS AMENDED IN BOOK 5036, PAGE 338, BOOK 5019, PAGE 946, BOOK 5039, PAGE 256, BOOK 5094, PAGE 473, BOOK 5238, PAGE 385, BOOK 5408, PAGE 210 AND BOOK 5733, PAGE 628; BY-LAWS OF RECORD IN BOOK 4941, PAGE 689 AND BOOK 5213, PAGE 945; HOA CHARTER OF RECORD IN BOOK 4942, PAGE 633, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved ( X ) property, known as 401 Bowling Avenue, Unit #58, Nashville, Tennessee 37205
(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 my/our hand(s) this 29th day of April, 2011.

Allison L. Christian

BILL GARRETT, Davidson County
Trans:T20110026566 DEEDWARR
Recvd: 05/04/11 15:04 2 pgs
Fees:13.00 Taxes:1221.00
20110504-0034390

STATE OF Tennessee
COUNTY OF Davidson

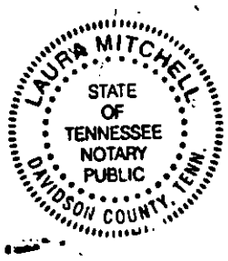
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Allison L. Christian, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2011.

Notary Public

My Commission Expires: 5/20/14

(SEAL)




**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903