THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 RETURN TO Greenvue Title & Escrow, LLC 2207 Crestmoor Road, Suite 101 Nashville, Tennessee 37215	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 157,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF MARCH, 2012 Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan S. Hoffman	Regions Bank d/b/a Regions Mortgage	MAP 156-02-0
804 Footpath Terrace	2050 Parkway Office Circle	PARCEL 153.00
Nashville, TN 37221	Birmingham, AL 35244	
(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, **Glenna R. Hooper, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joan S. Hoffman, an unmarried person**

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:

Land in Davidson County, Tennessee, being Lot No. 661 on the Plan of Harpeth Woods Section of Harpeth Valley Park of record in Plat Book 4860 page 111, in the Registers Office for Davidson County, Tennessee.

Said Lot No. 661 fronts 73.2 feet on the easterly margin of Footpath Terrace and extends back 231.0 feet on the southerly line and 213.6 feet on the broken northerly line to a dead line in the rear, measuring 90.7 feet thereon.

Being the same property conveyed to Glenna R. Hooper by deed from Elise Anderson and spouse James R. Anderson of record in Book 8224 page 446, Registers Office for Davidson County, Tennessee, dated October 24, 1990. Glenna R. Hooper is aka Glenna Hooper. Durable Power of Attorney of record as Instrument No. 20120320-0023689, said Registers Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

This is (X) IMPROVED property known as **804 Footpath Terrace, Nashville, TN 37221.**

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.

BILL GARRETT, Davidson County
Trans:T20120024886 DEEDWARR
Recvd: 04/05/12 10:24 2 pgs
Fees:13.00 Taxes:580.90
20120405-0029104

Witness my hand( ) this the 26 day of March, 2012.

Glenna R. Hooper by: Kathy H. Baker
Attorney In Fact

Glenna R. Hooper by Kathy H. Baker, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathy H. Baker** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Glenna R. Hooper**, as her Attorney in Fact, as the free act and deed of the within named **Glenna R. Hooper**.

Witness my hand and official seal this the 26 day of March, 2012.

My Commission expires 1-9-16

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TN

Notary Public