# WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,275.00

Charlotte B. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2013.

M L Hickernell
Notary Public

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John Hopple | PrimeLending, a Plains Capital Company | 08302007300 |
| (NAME) | (NAME) | |
| 1433 Roberts Avenue | 18111 Preston Road Ste. 900 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37027 | Dallas TX 75252 | |
| (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, Jonathan B. Cooper and wife, Jill J. Cooper, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Hopple and wife, Claire Hopple, 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. 11 and part of Lot No. 12 on the Map of Sharpe & Horn's Subdivision of Elwood Place, of record in Book 332, page 18, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Roberts Avenue, at the corner of Lot Nos. 10 and 11; thence with the line between said lots, northerly 170.5 feet to the south margin of an alley; thence with the margin of said alley easterly 53 ½ feet to the westerly margin of another alley; thence with the margin of said alley, southeasterly 28 feet more or less to the northeast corner of the part of Lot No. 12 conveyed to Charles R. Hazelwood and wife, by deed from Leora Della Fisher, of record in Book 2701, page 633, said Register's Office; thence leaving an alley in a westerly direction 15.8 feet to an iron pin in the east line of Lot No. 11; thence in a southerly direction along the west line of the Hazelwood Lot, 145 feet to an iron pin which is 4.5 feet east of the common corner of Lot Nos. 11 and 12, and being in the north margin of Roberts Avenue; thence west with said Avenue 54.5 feet to the point of beginning.

Being the same property conveyed to Jonathan B. cooper and Jill J. Cooper, by deed of record in Instrument No. 20060310-0028100, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1433 Roberts Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20130040318 DEEDWARR
Recvd: 05/15/13 08:48 2 pgs
Fees:13.00 Taxes:966.72

20130515-0048710

Witness our hands this 26th day of April, 2013.

Jonathan B. Cooper

Jill J. Cooper

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan B. Cooper and Jill J. Cooper, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 26th day of April, 2013.

Commission expires:

Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County