Return To: Peronne & Young 109 Westpark Drive Suite 330 Brentwood, TN 37027 BILL GARRETT, Davidson County Trans:T20130061253 DEEDWARR Recvd: 07/18/13 11:18 2 pgs Fees:13.00 Taxes:1905.50 20130718-0074319	State of Tennessee County of Davidson County, Tennessee The actual consideration or value, whichever is greater, for this transfer is **$515,000.00.** Affiant Subscribed and sworn to before me, this the 15th day of July, 2013. Notary Public My commission expires: 09-19-2016 (AFFIX SEAL)

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Martha Y. Richardson		**117-13-0A-139.00**
2703 Abbott Martin Road	**NEW OWNER**	
Nashville, TN 37215		

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,

Albert H. Hooper, Jr. and Nancy C. Hooper

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Martha Y. Richardson and J. Buist Richardson, III, Wife and Husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson County, Tennessee COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6-B, Pointset Condominiums, a Horizontal Property Regime, as shown on Exhibit "B" to Master Deed of Lots 5 and 6, Pointset Condominium, of record in Book 5158, page 261, Register's Office for Davidson County, Tennessee and being located on Lot No. 6 on the Plan of Pointset, as of record in Book 5050, page 65, as amended in Book 9989, page 759, Register's Office for Davidson County Tennessee, to which reference is here made, together with appurtenant interest belonging thereto as set out in Master Deed of record in Book 5158, page 244, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert H. Hooper, Jr. and wife, Nancy C. Hooper, by Deed from Harry J. Bandy, Jr. and wife, Mae D. Bandy, dated June 27, 1991, of record in Book 8387, Page 677, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **2703 Abbott Martin Road, Nashville, TN 37215**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 15th day of July, 2013.

Albert H. Hooper, Jr.

Nancy C. Hooper

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Albert H. Hooper, Jr. and Nancy C. Hooper**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of **July, 2013.**

Notary Public

My Commission Expires: 09-19-2016

