BILL GARRETT, Davidson County
Trans:T20130074815 DEEDWARR
Recvd: 08/29/13 09:58 2 pgs
Fees:13.00 Taxes:555.00
20130829-0091196

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/26/16

(AFFIX SEAL)

JO GRAMITT NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cole Hoopingarner and Alyssa Hoopingarner, husband and wife	Sun West Mortgage Company (NAME)	03306004100
1129 Campbell Road (ADDRESS)	18303 Gridley Road (ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Cerritos, CA 90703-5401 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Kevin D. Hood and wife, Adrianne J. Hood, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cole Hoopingarner and Alyssa Hoopingarner, husband and wife, hereinafter called the Grantees, 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 LOT NUMBER 4 ON THE PLAN OF THE FIRST REVISION OF LOTS 1 THRU 6 OF THE RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOTS 4 & 5, D. M. MOORE'S LAND, OF RECORD IN INSTRUMENT NO. 20000427-0041645, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KEVIN D. HOOD, AN UNMARRIED MAN, BY CASH DEED FROM SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON D.C., OF RECORD BY INSTRUMENT NO. 20041229-0154084, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS.

ADRIANNE J. HOOD JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

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

unimproved ( )
This is improved (X) property, known as 1129 Campbell Road, Goodlettsville, TN 37072
(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.

Witness my/our hand(s) this 23rd day of August, 2013.

WARRANTY DEED
(Continued)

Kevin D. Hood

Adrianne J. Hood

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kevin D. Hood and wife, Adrianne J. Hood the herein bargainor(s), 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, this the 23rd day of August, 2013.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072