Davidson County	DEEDWARR
Recvd: 07/21/14 13:27	2 pgs
Fees:13.00 Taxes:1572.50	
20140721-0064496	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$435,000.00~~ $425,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/18/17
(AFFIX SEAL)

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony H. Amezquita	New Owner	160-07-0-040.00
(NAME)	(NAME)	
736 Hill Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, F. STEVE HOOPER AND WIFE, ANDREA LEE HOOPER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ANTHONY H. AMEZQUITA AND CHRISTINA L. AMEZQUITA, HUSBAND AND WIFE, 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 the 6th Civil District of Davidson County, Tennessee, being part of Lots 12 and 19 on the Plan of the Subdivision of the Ed Baxter property, not of record, and described as follows:

BEGINNING at a point in the northerly margin of Hill Road, said point being the southwest corner of the property conveyed to Betty Allen, by deed of record in Book 4549, page 746, Register's Office for said County, thence with Allen's westerly line north 04° 38' 30" east 636.89 feet to an iron pin; thence south 86° 44' 45" west 245.25 feet to an iron pin, thence south 05° 00' east 130.15 feet to a point, thence south 43° 13' 30" east 131.45 feet to a point; thence south 08° 04' east 216.70 feet to an iron pin; thence south 05° 00' west 172.5 feet to an iron pin in the northerly margin of Hill Road; thence with same south 85° 00' east 100 feet to the point of beginning, containing 2.21 acres, more or less.

Being the same property conveyed to F. STEVE HOOPER AND WIFE, ANDREA LEE HOOPER, by deed from CHARLES H. SHAUB AND WIFE, MARSHA F. SHAUB, of record Book 5013, page 305, dated April 5, 1976, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien but not yet due and payable; all matters appearing on the Plan of the Subdivision of the Ed Baxter property, not of record; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 736 Hill Road, Brentwood, TN 37027

(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 our hands this 17th day of July, 2014.

F. Steve Hooper

Andrea Lee Hooper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, F. Steve Hooper and wife, Andrea Lee Hooper, the within named bargainors, 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 _____, this 18th day of July, 2014.

Notary Public

My Commission Expires: 3/6/18

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17