THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081611** BILL GARRETT, Davidson County Trans:T20140065745 DEEDWARR Recvd: 09/04/14 10:31 2 pgs Fees:13.00 Taxes:1739.00 20140904-0080881	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Affiant Subscribed and sworn to before me, this 29th day of August, 2014. Notary Public My Commission Expires: 4/18/16 DANA DELK SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: William H. Hooper and Christy R. Hooper 1619 Villa Pl Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 10408036900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard J. Holden and wife, Carly E. Schall** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William H. Hooper and Christy R. Hooper, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County Tennessee, being part of Lot No. 53 on the O.B. Hayes Plan of Large Lots called "Rokeby" of record in Book 21, Page 87, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Westerly margin of Villa Place, formerly Villa Street, at a point 60 feet Northerly from the South line of said lot; thence with the Westerly margin of Villa Place, Northerly 55 feet; thence Westerly parallel with the South line of said lot, 150 feet more or less, to the Easterly margin of a proposed alley; thence with the Easterly margin of said proposed alley, Southerly 55 feet; thence Easterly 150 feet, more or less, to the beginning.

Being the same property conveyed to Richard J. Holden and wife, Carly E. Schall by Warranty Deed from #1DO Family, LP, recorded on the 2nd day of May, 2011 in Instrument No. 20110502-0033490, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HAYES PLAN, as recorded in Plat Book 21, Page(s) 87.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1619 Villa Pl Nashville TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 2014.

Richard J. Holden by Will Chapman, his attorney-in-fact

Carly E. Schall by Will Chapman, her 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, **Will Chapman,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Richard J. Holden and Carly E. Schall,** the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of August, 2014.

Notary Public

My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017