WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140089759 DEEDWARR
Recvd: 12/01/14 12:21 2 pgs
Fees:13.00 Taxes:1591.00
20141201-0109905

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

G-ZR-14-6564

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shannon M. Hooper and Gregory Hooper	New Owner	
(NAME)	(NAME)	**115-05-022.00**
6564 Brownlee Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **PRECISION FIELD SERVICES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SHANNON M. HOOPER AND GREGORY HOOPER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), 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 No. 144 on the Plan of West Meade Estates, Section Three, of record in Plat Book 3106, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Roy W. Smith, Jr. and wife, Dorothy Smith, Mary Galbraith Smith, Nancy Blythe Smith and Dorothy Ellen Smith by Warranty Deed from Rupert W. Leslie and wife, Meredith L. Leslie, of record in Book 3402, Page 185, Register's Office for Davidson County, Tennessee, dated June 25, 1962 and recorded on June 26, 1962.
The said Roy W. Smith, Jr. having since died on January 5, 1968, vesting his interest in Dorothy Smith as surviving tenant by the entirety. The said Dorothy Smith a/k/a Dorothy Fisher Smith having since died intestate on May 14, 1975, leaving Mary Galbraith Smith, Nancy Blythe Smith and Dorothy Ellen Smith as her sole Heirs at Law, pursuant to an Affidavit of Heirship of record in Instrument No. 20140508-0039407, Register's Office for said County. Nancy Blythe Smith has since died intestate on December 6, 2000, leaving Mary Galbraith Smith and Dorothy Ellen Smith as her sole heirs at law pursuant to an Affidavit of Heirship of record in Instrument No. 20070326-0036264, said Register's Office. Dorothy Ellen Smith has since died intestate on October 23, 2007, leaving Mary Galbraith Smith as the sole heir at law pursuant to an Affidavit of Heirship of record in Instrument No. 20140508-0039408, said Register's Office.

Being the same property conveyed to Mary Galbraith Smith, Trustee of the Mary Galbraith Smith Revocable Trust Agreement by Warranty Deed from Mary Galbraith Smith, of record in Instrument No. 20080619-0063101, Register's Office for Davidson County, Tennessee, dated June 13, 2008 and recorded on June 19, 2008.
The said Mary Galbraith Smith has since died. Loretta Keller Black appointed as Successor Trustee pursuant to the terms of said Trust Agreement.

Being the same property conveyed to Precision Field Services, LLC by Warranty Deed from Loretta Keller Black, Trustee of Mary Galbraith Smith Revocable Trust Agreement, of record in Instrument No. 20140508-0039409, Register's Office for Davidson County, Tennessee, dated May 6, 2014 and recorded on May 8, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3106, Page 75, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth in instrument of record in Book 3317, Page 386, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6564 Brownlee Drive , Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 26th DAY OF NOVEMBER, 2014.

Precision Field Services, LLC

BY: _____
Steve Wilson
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steve Wilson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Member of Precision Field Services, LLC, the within named bargainor, a limited liability company, and that he as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of November, 2014.

_____
Notary Public

My Commission Expires: 3-6-18

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212