BILL GARRETT, Davidson County
Trans:T20150011418 DEEDWARR
Recvd: 02/13/15 11:52 2 pgs
Fees:13.00 Taxes:1159.95
20150213-0013446

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Frank Steve Hooper
607 Copperfield Court
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP	**172-1**
GROUP	**A**
PARCEL	**135.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Donald J. Kelley and wife, Patricia J. Kelley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Frank Steve Hooper and Andrea L. Hooper, 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 Davidson County, Tennessee, being Lot No. 135 on the Plan of Revised Plan of Copperfield, as shown by plat and survey of record in Plat Book 6900, pages 555-559, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donald J. Kelley and wife, Patricia J. Kelley by deed from Hal C. Dennison, III and wife, Heidi L. Bihun Dennison of record in Book 11360, page 430, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **607 Copperfield Court, Brentwood, Tennessee 37027.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **9th** day of **February, 2015.**

Donald J. Kelley

Patricia J. Kelley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Donald J. Kelley and wife, Patricia J. Kelley**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 9th day of February, 2015.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $313,500.00.

AFFIANT

Subscribed and sworn to before me on this 9th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 10/23/2017
15-8919