BILL GARRETT, Davidson County
Trans:T20150020816 DEEDWARR
Recvd: 03/23/15 09:22 2 pgs
Fees:13.00 Taxes:961.63
20150323-0024565

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $259,900.00

Affiant

Subscribed and sworn to before me, this 19th day of March, 2015.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MILTON HOOPER **CRYSTAL HOOPER**	**HAMILTON GROUP FUNDING, INC.**	**128120A16800CO**
320 OLD HICKORY BLVD #2820	**13650 NW 8TH ST., STE 109**	
NASHVILLE, TN 37221	**SUNRISE, FL 33325**	

FOR AND IN 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 ACKNOWLEDGE, WE,

GINGER FARMER, A SINGLE PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MILTON L. HOOPER and CRYSTAL 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 and being Unit Number 2820, Building Number 7 on the Plan of Section 7, Phase 1D, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime created under Title 66, Section 27-101, et seq. as amended in Tennessee Code Annotated and as established by a Master Deed and By-Laws of record in Instrument Number 20011011-0110875, as supplemented and Amended by Supplement and Amendment Number 33, to the Master Deed of record in instrument Number 20040716-0084977, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

BEING THE SAME PROPERTY CONVEYED TO Ginger Farmer, a single person, by Special Warranty Deed from U.S. Bank National Association as Successor Trustee to Bank of America, National Association successor by merger to LaSalle Bank National Association as Trustee for the C-Bass mortgage loan -asset backed certificates series 2007-CBS, dated 05/22/2012 and Recorded on 05/31/2012 of record in Instrument Number 20120531-0046913, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 320 OLD HICKORY BLVD #2820, NASHVILLE, TN 37221.

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 in 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 19th day of March, 2015.

GINGER FARMER

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner (13)

Personally appeared before me, a Notary Public of said County and State, GINGER FARMER, A SINGLE PERSON, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2015.

Notary Public

My Commission Expires: 8/23/14

