Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Subscribed and sworn to before me, this 27th day of March, 2015.

Notary Public
My commission expires: 11-3-15

04-1503-55471

Address of New Owner:	Send Tax Bills to:	Tax Information
Victoria R. Munoz 4944 Cimarron Way Antioch TN 37013	Bank of America 101 South Tryon St Charlotte NC 28255	162-03-0-043.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James E. Hooper and wife, Patricia A. Hooper, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Victoria R. Munoz and Rigoberto Munoz, wife and husband, hereinafter called the Grantees, their successors 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. 136, on the Plan of Section III, Apache Hills, of record in Book 4175, Page 9, as amended in Book 4547, Page 286, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christy W. Ivey, Trustee by Quitclaim Deed from James E. Hooper and wife, Patricia A. Hooper by Quitclaim Deed, and further conveyed to James E. Hooper and wife, Patricia A. Hooper by Quitclaim Deed from Christy W. Ivey, Trustee, dated May 25, 1988, recorded December 2, 1988, of record in Book 7718, Page 292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4944 Cimarron Way, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150022971 DEEDWARR
Recvd: 03/30/15 13:28 2 pgs
Fees:13.00 Taxes:573.50
20150330-0027105

WITNESS my hand this 27th day of March, 2015.

James E. Hooper

Patricia A. Hooper

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. Hooper and Patricia A. Hooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 27th day of March, 2015.

Notary Public
State of Tennessee at Large

My Commission expires: 5/23/16

RUTHERFORD COUNTY STATE OF TENNESSEE NOTARY PUBLIC TONIA COX

Return to:

Nations Title
404 BNA Drive
Suite 307
Nashville, Tennessee 37217