WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150040386 DEEDWARR
Recvd: 05/26/15 10:19 2 pgs
Fees:13.00 Taxes:695.23
20150526-0047891

B-ELAM-15-8138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
Charles Hooper and Janet W. Hooper	New owner	
(NAME)	(NAME)	**181-02-0A-277.00-C O**
8138 Lenox Creekside Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 **JENNIFER ZACCARELLI WRAY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES HOOPER AND JANET W. HOOPER, HUSBAND AND WIFE,** 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 Unit No. 33, a/k/a Lot 33 of Lenox Creekside, Phase 1 , a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lenox Creekside, Phase 1, of record in Instrument No. 20060306-0025686, as amended by First Amendment in Instrument No. 20060606-0066938 and supplemented in First Supplement in Instrument No. 20070801-0091466, and Instrument No. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and by By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof. Said unit being shown as part of Exhibits Ä to said Amendment to First Supplement to Master Deed.

Being the same property conveyed to Jennifer Marie Zaccarelli, an unmarried woman by Warranty deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20091120-0107058 Register's Office for Davidson County, Tennessee, dated November 19, 2009 and recorded on November 20, 2009. Jennifer Marie Zaccarelli, having since married is now known as Jennifer Zaccarelli Wray. Her spouse, Cameron Wray, joins in the execution of this instrument for the purposes of conveying his marital interest if any in the subject property.

This conveyance is subject to:

- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the PUD Boundary Plat recorded in Plat Book 9700, Page 374, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Exhibit Plat of Lenox Creekside, Phase 1, of record as Exhibits E1, E2 and E3, of record in Instrument No. 20060306-0025686, as amended in Instrument No. 20060606-0066938, as supplemented in Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, Register' s Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside of record in Instrument No. 20060306-0025686, amended in Instrument No. 20060606-0066938, supplemented in Instrument No. 20070801-0091466 and Instrument No. 20080808-0081967, Register's Office for Davidson County, Tennessee.

• Charter of HOA of record in Instrument No. 20060227-0022558, and also shown as Exhibit "B" of Instrument No. 20060306-0025686, Register' s Office for Davidson County, Tennessee, together with the By-Laws as Exhibit "C".
• Rights of Way and Easements to Gulf Interstate Gas Co. of record in Book 2203, Page 579 and Book 2244, Page 11, Register's Office for Davidson County, Tennessee, in connection with General Warranty Deed executed by Gulf Interstate Co. to The Columbia Gas System, Inc. in Book 2875, Page 299, said Register' s Office.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9487, Page 901 and Book 9487, Page 914, Register' s Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument No. 20060206-0014635, Register' s Office for Davidson County, Tennessee.
• Stormwater Detention Agreement of record in Instrument Number 20060809-0097652, in the Register's Office for DavidsonCounty, Tennessee.
• Right of Way easement of record in Instrument Number 20070503-0053020, in the Register's Office for DavidsonCounty, Tennessee.
• Agreement for Dedication of easement for sanitary sewers and/or storm drainage of record in Book 11338, Page 743, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 20091120-0107058 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
• Subject to rights of others in and to the common areas and/or elements.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8138 Lenox Creekside Drive , Antioch, Tennessee 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 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 18th DAY OF MAY, 2015.

Jennifer Zaccarelli Wray

Cameron Wray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER ZACCARELLI WRAY AND CAMERON WRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of May, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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