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

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

ADDRESS NEW OWNER:
William Chad Sullivan
811 Hill Rd
Brentwood, Tennessee 37027

SEND TAX BILL TO:
Owner

MORTGAGEE:
Civic Bank & Trust
215 Centerview Drive, Suite 105
Brentwood, TN 37027

MAP **16-018.00**
GROUP
PARCEL

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, **Frank Steve. Hooper, individually, Joellen Hooper Nowell, individually and Frank Steve Hooper, Executor of the Last Will and Testament of Harold Lloyd Hooper, deceased,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **William Chad Sullivan and Jena L. Sullivan, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 & 2 on the map of D. C. Kelley's Subdivision of the Scales and Wilkinson Lands, Brentewood, TN, as shown by plat and survey of record in Plat Book 421, page 13, Register's Office, Davidson County, Tennessee, described to a survey made by George W. Watkins, Surveyor, April 9, 1952, described as follows:

Beginning at the intersection of the center line of Hill Road and the center line of Old Franklin Pike; thence with the center of said Hill Road, south 85 deg. East 300 feet to a point 297.6 feet westerly from the northwest corner of a part of Lot No. 1 conveyed to James W. Cunningham and wife, by deed from Edith B. Gross, of record in Book 1679, page 255, said Register's Office, thence southwardly 472.4 feet to a point; thence north 69 deg. 15 min west 299.4 feet to the center of said Old Franklin Pike; thence with the center line of pike, north 3 deg west 395.4 feet to the beginning, containing 2.8 acres, more or less.

BILL GARRETT, Davidson County
Trans:T20160009965 DEEDWARR
Recvd: 02/05/16 09:39 4 pgs
Fees:23.00 Taxes:1315.35
20160205-0011291

Being the same property conveyed to Harold L. Hooper and wife, Josephine Hooper by deed from Thomas A. Becker and wife, Evelyn Adams Becker, of record in Book 47013, page 225, Register's Office, Davidson County, Tennessee. The said Josephine Hooper having predeceased her husband, Harold L. Hooper, being the same proerty devised to Frank Steve Hooper and Joellen Hooper Nowell by the Last Will and Testament of Harold L. Hooper, deceased, of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 15P-1912.

The said Frank Steve. Hooper, as Executor of the Last Will and Testament of Harold Lloyd Hooper, deceased, joind herein to Quitclaim and convey to the Grantees all right, title and interest he may have as Executor in and to said property.

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 2016 and subsequent years.

This is **improved** property known as **811 Hill Rd, 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, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantors do further covenant and bind themselves, their successors 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 hand this the **29th** day of **January, 2016.**

Frank Steve. Hooper, Individually

Joellen Hooper Nowell, Individaully

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frank Steve. Hooper, Individually and Joellen Hooper Nowell, Individually** 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 29th day of January, 2016.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

WITNESS my hand this the **29th** day of **January, 2016.**

Frank Steve Hooper, Executor of the Last Will and Testament of Harold Lloyd Hooper, deceased

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Frank Steve Hooper** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Executor** of **Executor of the Last Will and Testament of Harold Lloyd Hooper, deceased**, and with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of January, 2016.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

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Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $355,500.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 10/29/2017

File #16-9020

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds