Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0084HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of February, 2016.

Notary Public
Commission Expires: 10/18/16

BILL GARRETT, Davidson County
Trans: T20160011169 DEEDWARR
Recvd: 02/10/16 09:07 2 pgs
Fees: 13.00 Taxes: 592.00
20160210-0012670

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandee R. Kent 448 East Due West Avenue Madison, TN 37115	NEW OWNER	052-09-0-083.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Jonathan A. Hooper, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandee R. Kent and Jonathon Bumpus, both unmarried, as Tenants in Common with the Right of Survivorship

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 the northerly 183.5 feet of Lot No. 7 on the Plan of Montague Park Subdivision of Tracts 27 to 32 inclusive in Plan of Montague, of record in Book 421, Page 141, Register's Office for Davidson County, Tennessee. **

BEING the same property conveyed to Jonathan A. Hooper, a married man, by Warranty Deed from Crichton Hinton Raaberg, unmarried, dated 4/23/09 and recorded 4/27/09 in Instrument Number 20090427-0037544, Register's Office for Davidson County, Tennessee.

Heather Hooper, spouse of Jonathan A. Hooper, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 448 East Due West Avenue, Madison, TN 37115.

** Said property fronts 100 feet on the Southwesterly margin of due West Avenue, formerly Belle Camp Highway and extends back between parallel lines, with the Westerly margin of Fern Bank Drive, 183.50 feet to a dead line.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of February, 2016.

Jonathan A. Hooper

Heather Hooper

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jonathan A. Hooper and Heather Hooper** 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 and official seal at Hendersonville, Tennessee this 9th day of February, 2016.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)