WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/20/16 08:33 3 pgs
Fees:18.00 Taxes:370.00
20160520-0050514

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 13th day of May, 2016

Notary Public
My Commission expires: 11-5-2018
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 1041 Mallow Drive Trust	SAME	043-16-0-162.00
P.O. Box 160772		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Hooper, Julie LaRocca, Jenni Anne Hooper; being the heirs at law of the Estate of Clinton Hooper, deceased,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amanda Dean, as Trustee for The 1041 Mallow Drive Trust,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 25 on the plan of Section I, Revised Arrowhead Estates, of record in Book 4955, page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Clinton Hooper and Eula V. Hooper, husband and wife, by deed from Bank One, National Association, as Trustee, on May 6, 2005, of record in Instrument Number 20050607-0065151, and re-recorded in Instrument Number 20060208-0015486, Register's Office for Davidson County, Tennessee. Eula V. Hooper having died on September 2, 2010, leaving property to Clinton Hooper by right of survivorship. Cinton Hooper died on June 23, 2014, a resident of Davidson County, Tennessee. His estate was entered into probate on July 3, 2014 at Cause No. 14P1130, Probate Court for Davidson County, Tennessee, and appointed John Hooper as Administrator. John Hooper, Julie LaRocca and Jenni Anne ~~LaRocca~~, being his only heirs-at-law. Hooper (and)

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4955, page 27, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5154, page 59; and Book 4955, page 23, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1041 Mallow Drive, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 13, 2016.

Admin

John Hooper

Julie LaRocca

Jenni Anne Hooper

STATE OF Colorado
COUNTY OF Weld

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Julie LaRocca,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this ~~May 13, 2016~~ May 10, 2016

My commission expires 10-19-2019

Laura Marrs
Notary Public

LAURA MARRS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074039534
MY COMMISSION EXPIRES OCT. 19, 2019

STATE OF Colorado
COUNTY OF Weld

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jenni Anne Hooper** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this ~~May 13, 2016~~ May, 10, 2016

My commission expires 10-19-2019

Laura Marrs
Notary Public

LAURA MARRS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20074039534
MY COMMISSION EXPIRES OCT. 19, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John Hooper** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 13, 2016

My commission expires 7/6/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE