BILL GARRETT, Davidson County
Trans:T20160069160 DEEDWARR
Recvd: 08/10/16 09:36 2 pgs
Fees:13.00 Taxes:858.40
20160810-0083070

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$232,000.00~~

Affiant

Subscribed and sworn to before me, this 5TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Hooper and Jonathan A. Hooper, wife and husband	SWBC Mortgage Corp.	052060010500
	(NAME)	
748 Howse Avenue	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Samuel David Hooper and Rosemarie D. Hooper, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Heather Hooper and Jonathan A. Hooper, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF THE R. L. ALEXANDER TRACT OF 18.84 ACRES OF PART OF THE H. B. CHADWELL TRACT, AS OF RECORD IN BOOK 41, PAGE 61, REGISTER'S OFFICE FOR SAID COUNTY AND STATE, AND ACCORDING TO COPIES OF SURVEYS MADE BY H. GEE, SURVEYOR; DATED OCTOBER 24, 1963, NOVEMBER 18, 1963, AND FEBRUARY 20, 1964, IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF HOWSE AVENUE, SAID POINT BEING LOCATED 1,664 FEET, MORE OR LESS, FROM THE CENTER LINE OF NEELY'S BEND ROAD, AS MEASURED WITH SAID MARGIN; THENCE WITH SAID MARGIN OF HOWSE AVENUE, SOUTH 9 DEG 16' WEST 110 FEET TO A POINT; THENCE LEAVING SAID MARGIN NORTH 80 DEG 44' WEST 300 FEET TO A POINT; THENCE NORTH 9 DEG 16' EAST 110 FEET TO A POINT; THENCE SOUTH 80 DEG 44' EAST 300 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO RICHARD ANDERSON HOOPER AND DOROTHY HOOPER, HUSBAND AND WIFE, BY DEED FROM RICHARD ANDERSON HOOPER, DATED 07/01/08 OF RECORD BY INSTRUMENT NO.20080729-0077566, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO SAMUEL DAVID HOOPER AND ROSEMARIE D. HOOPER, HUSBAND AND WIFE, BY DEED FROM RICHARD ANDERSON HOOPER AND DOROTHY HOOPER, HUSBAND AND WIFE, DATED 05/13/13 OF RECORD BY INSTRUMENT NO. 20130517-0049987, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY IS SUBJECT TO A PERPETUAL, NONEXCLUSIVE EASEMENT 15 FEET WIDE ADJOINING AND PARALLEL TO ITS NORTHERLY BOUNDARY LINE, PROVIDING ACCESS TO HOWSE DRIVE FOR THE BENEFIT OF THE PROPERTY DESCRIBED AS TRACT # 2 ON THE COMMON DEED OF THIS PARCEL AND THE DOMINANT PARCEL WHICH IS OF RECORD AT INSTRUMENT 20130517-0049987, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 748 Howse Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 do 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 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 5th day of August, 2016.

Samuel David Hooper

Rosemarie D. Hooper

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Samuel David Hooper and Rosemarie D. Hooper, husband and wife, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5th day of August, 2016.

Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/2/2018

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072