BILL GARRETT, Davidson County
Trans:T20160078136 DEEDWARR
Recvd: 09/07/16 09:06 3 pgs
Fees:18.00 Taxes:3515.00
20160907-0093726

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
Phone 615-790-8116 Fax
File No. 16-0408

114-00-0-021.00

Property Address:
18.65 ac +/- Old Charlotte Pk, Nashville, TN 37209

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
Lisle C. Hooper
4383 Chickering Lane
Nashville, TN 37215

Grantees' Name and Address
Lisle C. Hooper
4383 Chickering Lane
Nashville, Tn 37215

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **TENN. CONTRACTORS, INC.**, a Tennessee corporation, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **LISLE C. HOOPER**, married, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

A tract of land in the 8th Civil District of Metropolitan Nashville, Davidson County, Tennessee, and generally located northwest of the intersection of Old Charlotte Pike and Gower Road and being more particularly described as follows:

Beginning at the intersection of the northern right-of-way of Old Charlotte Pike and the western right-of-way of Gower Road; thence, South 77° 00' 02" West for a distance of 641.70 feet along the northern right-of-way of Old Charlotte Pike to an iron pin on the eastern line of Lee H. Dozier and Meredith A. Dozier property of record as Instrument No. 20150212-0013035 in the Register's Office for Davidson County, Tennessee (R.O.D.C.T.); thence, North 14° 35' 39" West for a distance of 494.51 feet to an iron pin at the northeastern corner of Lee H. Dozier and Meredith A. Dozier; thence, South 75° 53' 01" West for a distance of 175.16 feet along the northern line of Lee H. Dozier and Meredith A. Dozier to an iron pin on the eastern line of Patricia L. Robertson and Donald F. Robertson property of record as Instrument No. 20121128-0109371 (R.O.D.C.T.); thence, North 15° 25' 27" West for a distance of 304.67 feet along the eastern line of Patricia L. Robertson and Donald F. Robertson to an iron pin at the southeastern corner of J. Sherman Russell property recorded as Instrument No. 20121128-0109373, (R.O.D.C.T.); thence, North 14° 45' 02" West for a distance of 306.28 feet along the eastern line of J. Sherman Russell to a fence corner at the southwestern corner of Bradley Hernandez property of record as Instrument No. 20150902-0089718 (R.O.D.C.T.) being also shown as Lot 7 on Revised Section 1, Hickory Trail Farms recorded in Plat Book 4460, page 192, (R.O.D.C.T.); thence, South 83° 05' 47" East for a distance of 273.94 feet along the southern line of Bradley Hernandez and Jewel Crawford property recorded in Book 5174, page 559, (R.O.D.C.T.) and being Lot 6, Section 1, Hickory Trail Farms, to an iron pin at the southeastern corner of Mary Lisa Hanna property of record as Instrument No. 20060706-0080848 (R.O.D.C.T.), also being Lot 5, Section 1, Hickory Trail Farms; thence, South 83° 18' 31" East for a distance of 192.94 feet along the southern line of Mary Lisa Hanna to an iron pin at the southwestern corner of Ashley Mock and Brent Mock property recorded as Instrument No. 20140623-0054365 (R.O.D.C.T.) and being Lot 4, Section 1, Hickory Trail Farms; thence, South 82° 50' 06" East for a distance of 143.08 feet to an iron pin at the southwestern corner of Martin E. Hatcher property of record in Book 7605, page 995, (R.O.D.C.T.) being Lot 3, Section 1, Hickory Trail Farms; thence South 83° 37' 27" East for a distance of 104.18 feet to an iron pin as the southwestern corner of Jo Ellen O'Connor property of record as Instrument No. 20070504-0053596 (R.O.D.C.T.); thence, South 83° 08' 36" East for a distance of

490.70 feet along the southern line of Jo Ellen O'Connor to an iron pin in the western right-of-way of Gower Road; thence, South 09° 02' 55" West for a distance of 747.26 feet along the western right-of-way of Gower Road to the point of beginning, said tract contains 812,581 square feet or 18.65 acres more or less as calculated by the above.

Also being known as Lots 1-8 of old Charlotte Estates of record in Plat Instrument 20160425-0039893, (R.O.D.C.T.), to which plat reference is hereby made for a complete reference thereof.

BEING the same property conveyed to TENN. CONTRACTORS, INC., a Tennessee corporation, by Warranty Deed from Nancy Knox, David Barry Hoover, and Sharon R. Greer, heirs at law of The Estate of Ruth Hoover, dated February 29, 2016, and recorded on March 3, 2016, of record in Instrument No. 20160303-0020298, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvement thereon and all appurtenances thereunto belonging unto the said Grantees their heirs and assigns forever.

AND GRANTOR DOES COVENANT with the said Grantees, their heirs and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2016 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Instrument No. 20160425-0039893, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Water Line granted to Harpeth Valley Utilities District of record in Book 8626, page 870, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Public Utilities Easement granted to Harpeth Valley Utilities District of record in Instrument No. 20020411-0045301, Register's Office for Davidson County, Tennessee.

5. The flow and overflow of Overall Creek running along or through the subject property, and the rights of others to the waters of said creek.

6. Subject to rollback taxes which may be assessed against the subject property in accordance with the classification by the Davidson County Property Assessor of the property to be "agricultural", and thus subject to rollback taxes pursuant to T.C.A. 67-5-1001.

AND GRANTOR DOES FURTHER COVENANT and bind itself and its successors and assigns to warrant and defend the title thereto against the lawful claims and demands of all persons whatsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature this 2nd day of September, 2016.

TENN. CONTRACTORS, INC.

By: **TYLER L. RING, PRESIDENT**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned a Notary Public in and for said County and State, personally appeared **TYLER L. RING,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself, to be the **PRESIDENT of TENN. CONTRACTORS, INC.**, the within named bargainor, a Corporation and that he as such PRESIDENT, respectively, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as PRESIDENT, respectively.

WITNESS my hand and seal, at office on this 2nd day of September, 2016.

Notary Public
My Commission expires: 2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $950,000.00.

Affiant

SWORN TO and described before me on this 2nd day of September, 2016.

Notary Public
My Commission expires: 2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY