WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00 Affiant Subscribed and sworn to before me, this 14th day of December, 2016. Notary Public MY COMMISSION EXPIRES: 6/22/20 (AFFIX SEAL)

Judy S. Wells State of Tennessee Notary Public Williamson County

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George L. Rooker	Farmington Mortgage, a division of Capstar Bank	083-02-0
(NAME)	(NAME)	(MAP)
419 Scott Avenue	2002 Richard Jones Road #300 A	180.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Betty J. Rooker, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **George L. Rooker and Amy V. Rooker, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lots 113 and 114 on the Plan of E.T. Browns Subdivision of Lots No. 21 to 26 inclusive in the Brownsville Addition of record in Plat Book 332, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at the Southwest corner of Scott Avenue and Douglas Avenue as now located; thence with the Southwesterly margin of Douglas Avenue Northwestwardly 110 feet to the Easterly line of Lot No. 112; thence with said line Southwardly 110.8 feet on the Northerly margin of an alley; thence with said alley; thence Eastwardly 100 feet to the Westerly margin of Scott Avenue; thence with said avenue Northwardly 65.6 feet to the beginning.

Being the same property conveyed to Betty J. Rooker, by Warranty deed from Neighborhood Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20140528-0045630 Register's Office for Davidson County, Tennessee, dated May 23, 2014 and recorded on May 28, 2014.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 419 Scott Avenue, Nashville, Tennessee 37206

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.

BILL GARRETT, Davidson County
Trans:T20160110688 DEEDWARR
Recvd: 12/16/16 10:47 2 pgs
Fees:13.00 Taxes:1942.50
20161216-0132050

Witness my hand this 14th day of December, 2016.

Betty J. Rooker

Betty J. Rooker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Betty J. Rooker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of December, 2016.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County