File Box 8

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168260

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160111996 DEEDWARR
Recvd: 12/20/16 14:12 2 pgs
Fees: 13.00 Taxes: 8121.50
20161220-0133699

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,195,000.00.

AFFIANT

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

NOTARY PUBLIC

My commission expires: _____

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ephriam Herbert Hoover IV *et ux* 110 Woodward Hills Place Brentwood, TN 37027	Same address as new owner	159 16 0 002.00

FOR AND IN CONSIDERATION of the sum of Two Million One Hundred Ninety Five Thousand and 00/100 Dollars ($2,195,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **JOE D. ROPER AND WIFE, JOY ROPER**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **EPHRIAM HERBERT HOOVER IV AND KELLY C. HOOVER, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Woodward Hills, as of record in Plat Book 9700, page 900, amended in Book 11766, page 32, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Joe D. Roper and wife, Joy Roper, by Warranty Deed from Tony Williams and wife, Cherilyn Williams, dated 4/27/2007, recorded 5/7/2007, of record in Instrument #20070508-0055232, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 110 Woodward Hills Place, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Plat Book 9700, page 900, amended in Book 11766, page 32; to any and all restrictive covenants and/or easements as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 19th day of December, 2016.

JOE D. ROPER

JOY ROPER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Joe D. Roper and wife, Joy Roper, 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 seal, this the 19th day of December, 2016.

Notary Public

David Webber

Printed Notary Name

My commission expires: 10/3/18

