WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170002765 DEEDWARR
Recvd: 01/11/17 09:53 2 pgs
Fees:13.00 Taxes:1184.00
20170111-0003078

P-BR-16-8182-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

WILLIAM E GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Keith D Hood and Laura C Hood	**New Owner**	
(NAME)	(NAME)	**127-00-0-083.00**
8182 Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **DOROTHY A. HARPER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEITH D HOOD AND WIFE, LAURA C HOOD,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, according to a survey made by S.H. Hutchison, dated April 29, 1965, more particularly described as follows:

Beginning at a point in the center line of U.S. Highway No. 70 North, 11 feet westerly of the center of a culvert; 106 feet westerly of the southeasterly corner of B.B. Boone's 32 acre tract; thence along the center line of U.S. Highway No. 70 North, south 55 deg. 15' west a distance of 382.8 feet to a point; thence north 26 deg. 30' west a distance of 179 feet to a beech tree; thence north 22 deg. 30' west a distance of 163.5 feet to an iron stake; thence north 66 deg. east a distance of 305 feet to an ash tree; thence south 74 deg. 30' east a distance of 119.5 feet to an elm tree; thence south 54 deg. east a distance of 46.6 feet to a chinquapin oak tree; thence south 12 deg. 30' east a distance of 133 feet to an elm tree in a ditch, hackberry pointer; thence south 18 deg. east a distance of 125 feet to the point of beginning. Said tract of land containing 3.55 acres gross, more or less, and 3.14 acres, net, more or less.

Being the same property conveyed to Johnny D. Harper and wife, Dorothy A. Harper by Warranty deed from Fred H. Harper, Jr., Johnny D. Harper and Peggy H. Dennis of record in Book 10349, page 953, Register's Office for Davidson County, Tennessee, dated December 21, 1996 and recorded on February 16, 1997. The said Johnny D. Harper having since died on February 12, 2005.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8182 Charlotte Pike , Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF JANUARY, 2017.

Dorothy A. Harper

Dorothy A. Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOROTHY A. HARPER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of January, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212