RECORD ~~AND RETURN TO:~~
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN168366

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170003085 DEEDWARR
Recvd: 01/12/17 08:55 2 pgs
Fees:13.00 Taxes:1104.45
20170112-0003473

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2017.

NOTARY PUBLIC

My commission expires: 7-24-2017

BRYANT L. GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Thomas E. Hooper 5209 Starwind Point Hermitage, TN 37076	~~Same address as new owner~~ AmeriFirst Financial, Inc 1550 E. McKellips Rd, Ste 117 Mesa, AZ 85203	098 09 0A 108.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Ninety Eight Thousand Five Hundred and 00/100 Dollars ($298,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **H. MITCHELL FULLER, II AND WIFE, CHRISTINA S. FULLER**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **THOMAS E. HOOPER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being Lot No. 149, on the plan of Lakeshore, Phase 2-B, of record in Plat Book 7900, Page 599, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to H. Mitchell Fuller, II and wife, Christina S. Fuller, by Warranty Deed from Frank Batson Homes, Inc., dated 11/17/1994, recorded 11/21/1994, of record in Book 9524, Page 925, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5209 Starwind Point, Hermitage, TN 37076, 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 7900, Page 599; to any and all restrictive covenants and/or easements 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 Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee 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 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

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 Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 10th day of January, 2017.

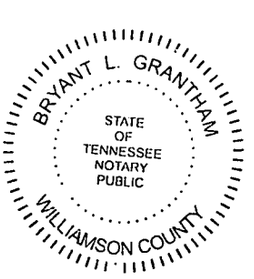
H. MITCHELL FULLER, II

CHRISTINA S. FULLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, H. Mitchell Fuller II and Christina S. Fuller, 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 10th day of January, 2017.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 7-24-2017