THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** BILL GARRETT, Davidson County Trans:T20170004603 DEEDWARR Recvd: 01/18/17 09:26 2 pgs Fees:13.00 Taxes:740.00 20170118-0005172	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00 Affiant Subscribed and sworn to before me, this 13th day of January, 2017. Notary Public My Commission Expires:

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Jason Hooper 2312 Zermatt Avenue Nashville, TN 37211	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 161-15-0B-044.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REBECCA LEE KING F/K/A REBECCA KENNEDY, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **JASON DERRICK HOOPER, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 207, on the Horizontal Property Regime for the Plan of RoseMonte, Phase 2, as recorded in the Master Deed of record in Instrument No. 20051117-0138877 and amended in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to WESLEY D. KENNEY AND REBECCA L. KENNEDY, HUSBAND AND WIFE, by deed from MACS DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20090713-0064860, dated July 9, 2009, said Register's Office. Being further conveyed to REBECCA LEE KING (FORMERLY REBECCA KENNEDY), by Quitclaim Deed from WESLEY DUNCAN KENNEDY, of record in Instrument No. 20140825-0077121, dated August 15, 2014, said Register's Office.

This is improved property commonly known as: **2312 Zermatt Avenue, Nashville, TN 37211.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2017.

REBECCA LEE KING F/K/A REBECCA KENNEDY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **REBECCA LEE KING F/K/A REBECCA KENNEDY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 13th day of January, 2017.



Notary Public

My Commission Expires: _____