WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 03.03.20

(AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey C. Hooper	New Owner	142-16-0A-014.00 CO
(NAME)	(NAME)	
700 Burleigh Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SHELBY M. RAY AND WILLIAM BRADLEY RAY, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO JEFFREY C. HOOPER AND SARA J. HOOPER, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Phase I, Devon Park, of record in Plat Book 5200, pages 670, 671 and 672, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES WILLIAM MCPHERSON, III, AND WIFE SHELBY MCCOLLUM MCPHERSON, by deed from EWING BURGESS SHEARON, JR. AND WIFE, JULIA SHEARON, of record in Instrument No. 20061201-0148278, dated November 30, 2006, said Register's Office. The said James William McPherson having since died on or about March 10, 2008, leaving Shelby McCollum McPherson the surviving tenant by the entirety. SHELBY MCCOLLUM MCPHERSON NKA SHELBY M. RAY further conveyed by Quitclaim Deed to SHELBY M. RAY AND WILLIAM BRADLEY RAY, WIFE AND HUSBAND, of record in Instrument No. 20140129-0008121, dated January 16, 2014, said Register's Office.

This conveyance is subject to: 2017 property taxes which are a lien, but not yet due and payable; all matters as shown on the map entitled Phase I, Devon Park, of record in Plat Book 5200, pages 670, 671 and 672, Register's Office for said county; and any and all restrictions and easements of record.

BILL GARRETT, Davidson County
Trans:T20170045408 DEEDWARR
Recvd: 05/30/17 09:46 2 pgs
Fees:13.00 Taxes:1887.00
20170530-0053145

unimproved ☐

This is improved ☒ property, known as 700 Burleigh Court, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 26th day of May, 2017.

Shelby M. Ray

William Bradley Ray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shelby M. Ray and William Bradley Ray, wife and husband, the within named bargainors, 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 official seal at Nashville, TN, this 26 day of May 2017.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/6/18