File Box
24 B

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2017

Notary Public

MY COMMISSION EXPIRES: October 12, 2019

(AFFIX SEAL)

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Minh Cam Sinh Betty Le Hoa Ngoc Lam Trang My Thi Nguyen Hai Tran	Minh Cam Sinh	14900031700
(NAME)	(NAME)	
707 Burgundy Drive	707 Burgundy Drive	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	Smyrna, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jack L. Hooper, Sr., a single widower,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Minh Cam Sinh, Betty Le, Hoa Ngoc Lam, Trang My Thi Nguyen, and Hai Tran,** 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:

SEE EXHIBIT "A" ATTACHED HERETO

unimproved ☐

This is improved ☑ property, known as 2515 Una Antioch Pike, Antioch, TN 37013
(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 my/our hands this 24th day of May, 2017.

Jack L. Hooper Sr.
Jack L. Hooper, Sr.

BILL GARRETT, Davidson County
Trans:T20170046536 DEEDWARR
Recvd: 06/01/17 14:18 2 pgs
Fees:13.00 Taxes:925.00

20170601-0054621

State of Texas
County of Dallas

Personally appeared before me Jack L. Hooper, Sr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of May, 2017.

Meghan Cherry

Notary Public Meghan Cherry
My Commission Expires: February 23, 2021

MEGHAN CHERRY
My Notary ID # 131017095
Expires February 23, 2021

File No.: 2017-022

EXHIBIT "A" LEGAL DESCRIPTION

Being Lot No. 2 on the plan of Hooper Subdivision of record in Book 6200, page 869, Register s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Jack L. Hooper and wife, Joan S. Hooper by deed from The Way Home For Children, Inc. dated June 15, 1979, of record in Book 5451, page 403, Register s Office for Davidson County, Tennessee. Joan S. Hooper died on September 1, 2009 vesting property in Jack L. Hooper, Sr. as surviving spouse.

INCLUDED in this conveyance is a 1990 Double Wide Manufactured Home: Make: Buccaneer; Model: Admiral; Serial Nos.: ALBUS13693A and ALBUS13693B; Vin NTA 178548.

This conveyance is sub ect to 2017 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record; to any and all easements located on the property. Subject to parties in possession.