Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0252

ADDRESS NEW OWNER: Peter Loomis
Alyssa T. Loomis
632 Bel Air Drive
Nashville, TN 37217

SEND TAX BILL TO: Origin Bank
1800 Hudson Ln, Suite 2A
Monroe, LA 71201

MAP-PARCEL NOS. 134-1-70.00

BILL GARRETT, Davidson County
Trans:T20170062228 DEEDWARR
Recvd: 07/20/17 12:05 2 pgs
Fees:13.00 Taxes:965.70
20170720-0073410

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Emily Hooper FKA Emily Wilber** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Peter Loomis and Alyssa T. Loomis, a married couple** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 82 on the Plan of Section I, Curreywood Acres, of record in Plat Book 2133, Pages 109 and 110, 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 Christopher Wilber, married, and Patrick Eisenmenger, married, from Robert Keith Taylor and wife, Susan C. Taylor (formerly known as Susan H. Couch) by Warranty Deed recorded on August 27, 2003, in Instrument No. 20030827-0124386, Register's Office for Davidson County, Tennessee. Christopher Wilber conveyed his interest to Richard A. Northcutt, Trustee, who conveyed the subject property to Christopher Wilber and wife, Emily Wilber, as tenant by the entirety. The said Patrick Eisenmenger conveyed his interest in the subject property to Christopher Wilber and wife, Emily Wilber, by Quitclaim Deed recorded on August 6, 2007, in Instrument No. 20070806-0093312, said Register's Office. The said Christopher Wilber died on March 5, 2013, leaving Emily Wilber as the sole surviving tenant by the entirety. The said Emily Wilber is now known as Emily Hooper. See Notary Certificate of Correction in Instrument No. 20071005-0119077, said Register's Office.

This is property with a common address of 632 Bel Air Drive, Nashville, TN 37217.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumbed by Grantee at closing.(2) All matters appearing on the Plan of record in Book 2133, Pages 109 and 110, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2294, Page 506, said Register's Office.(4) Sanitary Sewer and/or Storm Drainage Easements in Book 3857, Page 600; Book 5228, Page 210; Book 7710, Page 83, said Register's Office.(5) Avigation Easement in Book 9360, Page 304, said Register's Office.

Grantor warrants that the subject property is not her marital residence and is not subject to any marital interests therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.
And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of July 2017.

Emily Hooper FKA Emily Wilber

Emily Hooper FKA Emily Wilber

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Emily Hooper FKA Emily Wilber**, with whom I am personally acquainted, or who 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 office this 12th day of July 2017.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $261,000.00.

Affiant

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

Subscribed and sworn before me this 12th day of July 2017.

Notary Public
My Commission Expires: 9-6-20

File No. 1706K180