THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712604** BILL GARRETT, Davidson County Trans:T20170073959 DEEDWARR Recvd: 08/24/17 13:09 2 pgs Fees:13.00 Taxes:2451.25 20170824-0087164	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $362,500.00 Affiant Subscribed and sworn to before me, this22nd day of August, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mary Martinez 161 Highland Ave ~~1806 EASTLAND AVE~~ Ridgewood, NJ ~~Nashville TN 37206-2542~~ 07450	New Owner	Tax Parcel ID No. 08306037000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Hoopes, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Martinez, an unmarried woman** ("Grantees"), its 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 part of Lot Nos. 5 and 8 in W.L. Horn's Spout Spring Addition, as of record in Book 57, Page 106, Register's Office for Davidson County, Tennessee, described according to a survey made by Hickerson-Miller, Engineers Surveyors, June 21, 1957, and being designated as Tract "A" thereon as follows:

Beginning at a point in the Southerly margin of Eastland Avenue, the same being marked by an iron pin located 111 feet Easterly from the Easterly margin of North 17th Street, formerly Hughes Street; thence with the margin of the same, South 86 degrees 30' East 111 feet to an iron pin; thence South 3 degrees 45' West 305 feet to an iron pin; thence North 86 degrees 30' West 116 feet to an iron pin and fence corner; thence with an old established wire fence, North 4 degrees 45' East 305 feet to the point of the beginning.

Being the same property conveyed by Warranty Deed from Guisto Nardone, IV, unmarried to Matthew Hoopes and wife, Danielle Hoopes, as recorded on the 8th day of April, 2008 in Instrument No. 20080408-0035566, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Hoopes, unmarried by Quitclaim Deed from Danielle Hoopes, unmarried, recorded on the 14th day of October, 2016 in Instrument No. 20161014-0108937, in the Register's Office of Davidson County, Tennessee.

Laura Hoopes joins in this conveyance for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W.L. HORN'S SPOUT SPRING ADDITION, as recorded in Plat Book 57, Page(s) 106.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1806 EASTLAND AVE Nashville TN 37206-2542

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 22nd day of August, 2017.

Matthew Hoopes

Laura Hoopes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Hoopes and Laura Hoopes, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2017.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018