BILL GARRETT, Davidson County
Trans:T20170073966 DEEDWARR
Recvd: 08/24/17 13:30 2 pgs
Fees:13.00 Taxes:1036.00
20170824-0087171

398

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Ms. Shelley M. Adkins Mr. Travis P. Eidson 404 Westchester Drive Madison, TN 37115	Bank of Tennessee PO Box 4980 Johnson City, TN 37602	042 13 0 076.00

This Instrument Prepared By:
Curtis M. Lincoln
Attorney at Law/Real Estate Division
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

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 consideration the receipt of which is hereby acknowledged, (I/WE), **BETTY JEAN HOOPER, unmarried,** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **TRAVIS P. EIDSON, an unmarried man and SHELLEY M. ADKINS, an unmarried woman, joint tenants with right of survivorship,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Lot No. 8 on the Plan of Section I, Blair Estates, of record in Book 2663, page 24, Registers' Office for said County, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

BEING the same property conveyed to WALLACE WAYNE HOOPER and wife, BETTY JEAN HOOPER by Deed dated December 8, 1958, and executed by J. W. BLAIR and wife, BETTY E. BLAIR and recorded in Book 2858, Page 203, Registers' Office for Davidson County, TN.

The said Wallace Wayne Hooper having died January 6, 2008, leaving as his sole heir as tenant by the entirety, his wife, Betty Jean Hooper.

This is improved property known as 404 Westchester Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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) hand(s) this the 17 day of August, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Betty Jean Hooper
BETTY JEAN HOOPER

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Betty Jean Hooper, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 17 day of August, 2017.

M.V. Brooks-Palmer
NOTARY PUBLIC

M.V. BROOKS-PALMER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 04/19/21

State of Tennessee County of Sumner

The maximum principal indebtedness for Tennessee recording tax purposes is $280,000.00.

Virginia M Weaver
Affiant

Sworn to and subscribed before me on this the 22nd day of August, 2017.

Notary Public

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/2020