WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND
CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20170074780 DEEDWARR
Recvd: 08/28/17 12:07 2 pgs
Fees:13.00 Taxes:1054.50
20170828-0088054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew Hoopes and wife, Laura Hoopes	Matthew Hoopes	07212018200
(NAME)	(NAME)	
2000 Echo Glen Road Suite 105	SAME	
(ADDRESS)	(ADDRESS)	
Nashville , TN 37215	, TN	
(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, I, MICHAEL A. KYLE, as Devisee under the Last Will and Testament of J. C. Kyle, deceased, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MATTHEW HOOPES AND WIFE, LAURA HOOPES, 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 No. 310 on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, Page 116 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to J. C. Kyle and wife, Norma E. Kyle by Warranty Deed dated June 13, 1962 from S. Briggs Burkhalter and wife, Jean E. Burkhalter which deed is recorded in Book 3401, Page 23, Register's Office for Davidson County, Tennessee. Further, being a part of the same property in which Norma H. Kyle executed a Quitclaim Deed dated December 13, 2001 conveying all her right, title and interest in and to the properties therein described to J. C. Kyle, which Quitclaim Deed is of record as Instrument No. 20011218-0139385, Register's Office for Davidson County, Tennessee. **The said J. C. Kyle having since died testate on July 10, 2015, and by his Last Will and Testament probated in the Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 15P-1416, decedent did devise his Estate to his wife, Norma Kyle if she survived him. The said Norma Kyle having died in 2009, did not survive the said J. C. Kyle, and per said Last Will and Testament of the said J. C. Kyle, the rest, residue and remainder of said Estate was devised to Michael A. Kyle.**

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF BURCHWOOD GARDENS, SECTION III, OF RECORD IN BOOK 2900, PAGE 116, SAID REGISTER'S OFFICE; FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 3131, PAGE 464, SAID REGISTER'S OFFICE AND SUBJECT TO EASEMENTS OF RECORD, IF ANY, AFFECTING SUBJECT PROPERTY AND THOSE EASEMENTS, IF ANY, THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

unimproved ☐

This is improved ☑ property, known as 1905 Pinehurst Drive, Nashville, TN 37216
(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my, 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 hand this 23rd day of August, 2017.

Michael A. Kyle, as Devisee under
the Last Will and Testament of
J. C. Kyle, deceased

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of August, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Michael A. Kyle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115